



Northeast Dinuba Specific Plan

The City of Dinuba
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Dinuba, CA 93618

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Northeast Dinuba Specific Plan

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CHAPTER 1: INTRODUCTION AND PROJECT SETTING

1.1 INTRODUCTION

The Northeast Dinuba Specific Plan is a component of the Dinuba General Plan. The general plan was adopted in 1997 and provides guidance for growth and development within the Dinuba Planning Area. This specific plan augments and amends the general plan by providing more detailed planning for the northeast portion of the planning area. The Northeast Dinuba plan area encompasses approximately 1,810 acres located north of Nebraska Avenue and is a primary area available to the City for continued northerly residential growth.

The objectives of the City in authorizing the Specific Plan are:

- To demonstrate the City's commitment to development within the plan area.
- To establish detailed land use, circulation and public facilities planning.
- To foster coordination and cooperation with property owners, potential developers, and businesses within the plan area.
- To serve as a support document for LAFCO Sphere of Influence amendments and annexations.

The General Plan addresses the need for the Northeast Dinuba Specific Plan in the Public Facilities Element:

Allow for the expansion of Alta District Hospital after their development of a Medical District Master Plan that provides for adequate parking opportunities, private medical offices and support facilities. The City shall facilitate development of a master plan for the northeast area of the community, generally located north of Nebraska and east of Alta, to integrate a new hospital facility, medical office uses, recreational uses, high quality residential uses, open space, and needed infrastructure. It is the intent of this policy to expedite this master plan through concurrent processing with any related General Plan amendments and needed environmental documents .

The Specific Plan is divided into five chapters. Chapter 1 explains the purpose and scope of the plan, describes the location of the plan area, its relationship to the General Plan, and information on the community setting. Chapter 2 contains elements of the Specific Plan and overall development standards. Chapter 3 contains Design Standards for the Specific Plan area. Chapter 4 relates land use, circulation, design standards, and other features to the Crawford/Nebraska planning area that would contain the new site for Alta District Hospital. Chapter 5 discusses implementation.

1.2 LOCATION

The City of Dinuba is located in northwestern Tulare County about 14 miles north of Visalia, 12 miles east of Highway 99, and 32 miles southeast of the Fresno urban area (Figure 1-1). The City of Reedley, located in Fresno County, is four miles to the northwest. The Dinuba General Plan was adopted in October of 1997 to provide overall guidance for growth through the year 2020. The Land Use Plan is shown in Figure 1-2. The document coordinates the City's physical development and guides future growth within the City's planning area.

The Northeast Dinuba area was designated for a variety of land uses on the General Plan map and preparation of a specific plan was recommended before development was to occur in the area (Figure 1-3). The Northeast Dinuba Specific Plan area is located in the northern portion of the community and generally bounded by Alta Avenue on the west, Nebraska Avenue and the abandoned Southern Pacific Railroad on the south, Road 96 on the east, and Avenue 432 on the north. Avenue 432 is the boundary between Tulare and Fresno Counties.

1.3 ENVIRONMENTAL SETTING

Topography and Soils. The elevation of Dinuba is 333 feet. The topography consists of uniform east-to-west trending slopes of about three to ten feet per mile. The only significant topographic features are Smith Mountain and Burris Hill, located northeast of the City, that form the visual backdrop for the Northeast Dinuba planning area.

Soils of the Dinuba area fall primarily into six associations: Exeter loams, Flamen Loams, Calgro-salin-sodic complexes, Hanford sandy loams, San Joaquin loams, and Tujunga loamy sand (Figure 1-4). The Northeast Dinuba planning area contains Hanford sandy loams and Flamen loams, both considered prime farmland soils when irrigated.

Figure 1-5 shows that lands in the eastern and northern portions of the planning area are subject to Williamson Act contract. These lands are designated for Reserve and Greenbelt on the Dinuba General Plan. Williamson Act Lands are subject to a 10-year, annually renewing contract with the County intended to prolong agricultural production.

The first of the three major phases of the County's history is the period of its early development. This period is characterized by the establishment of the County's basic infrastructure, including the construction of the first roads, the establishment of the first schools, and the establishment of the first churches. The County's early development was largely driven by the need for a means of transportation and communication. The first roads were built to connect the various settlements and to facilitate the movement of goods and people. The first schools were established to provide education for the children of the settlers. The first churches were built to provide a place of worship for the settlers.

The second phase of the County's history is the period of its growth and expansion. This period is characterized by the rapid increase in the County's population and the expansion of its territory. The County's growth was largely driven by the discovery of gold in the County's mountains. The discovery of gold led to a large influx of settlers and to the establishment of new settlements. The County's territory was expanded to include the areas surrounding the gold fields. The County's growth was also driven by the development of the County's infrastructure, including the construction of the first bridges and the establishment of the first post office.

2.1. 1910-1920

The third phase of the County's history is the period of its decline and stagnation. This period is characterized by the decline in the County's population and the stagnation of its economy. The County's decline was largely driven by the depletion of the gold fields. The gold fields were exhausted, and the County's economy was in a state of stagnation. The County's population declined as people moved to other areas in search of better opportunities. The County's infrastructure was in a state of disrepair, and the County's economy was in a state of stagnation.

The fourth phase of the County's history is the period of its revival and growth. This period is characterized by the revival of the County's economy and the growth of its population. The County's revival was largely driven by the discovery of new resources, including the discovery of oil and the discovery of new agricultural products. The County's population grew as people moved back to the County in search of better opportunities. The County's infrastructure was rebuilt, and the County's economy was in a state of growth.

The fifth phase of the County's history is the period of its modernization and development. This period is characterized by the modernization of the County's infrastructure and the development of its economy. The County's modernization was largely driven by the construction of the first bridges and the establishment of the first post office. The County's economy was in a state of development, and the County's population was in a state of growth. The County's infrastructure was in a state of modernization, and the County's economy was in a state of development.

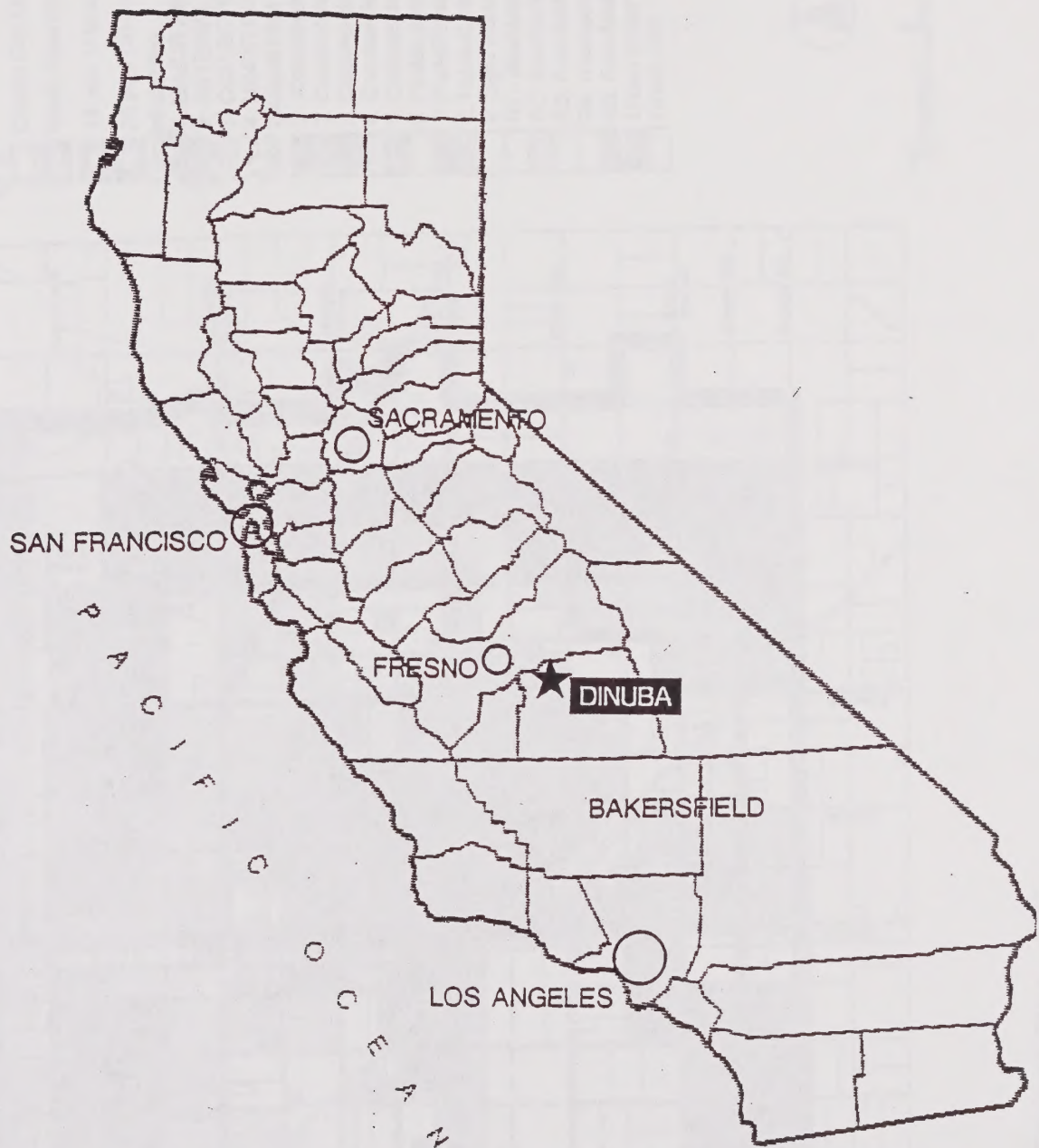


Figure 1-1: Regional Location



Figure 1-1: California Map

Source: U.S. Census Bureau

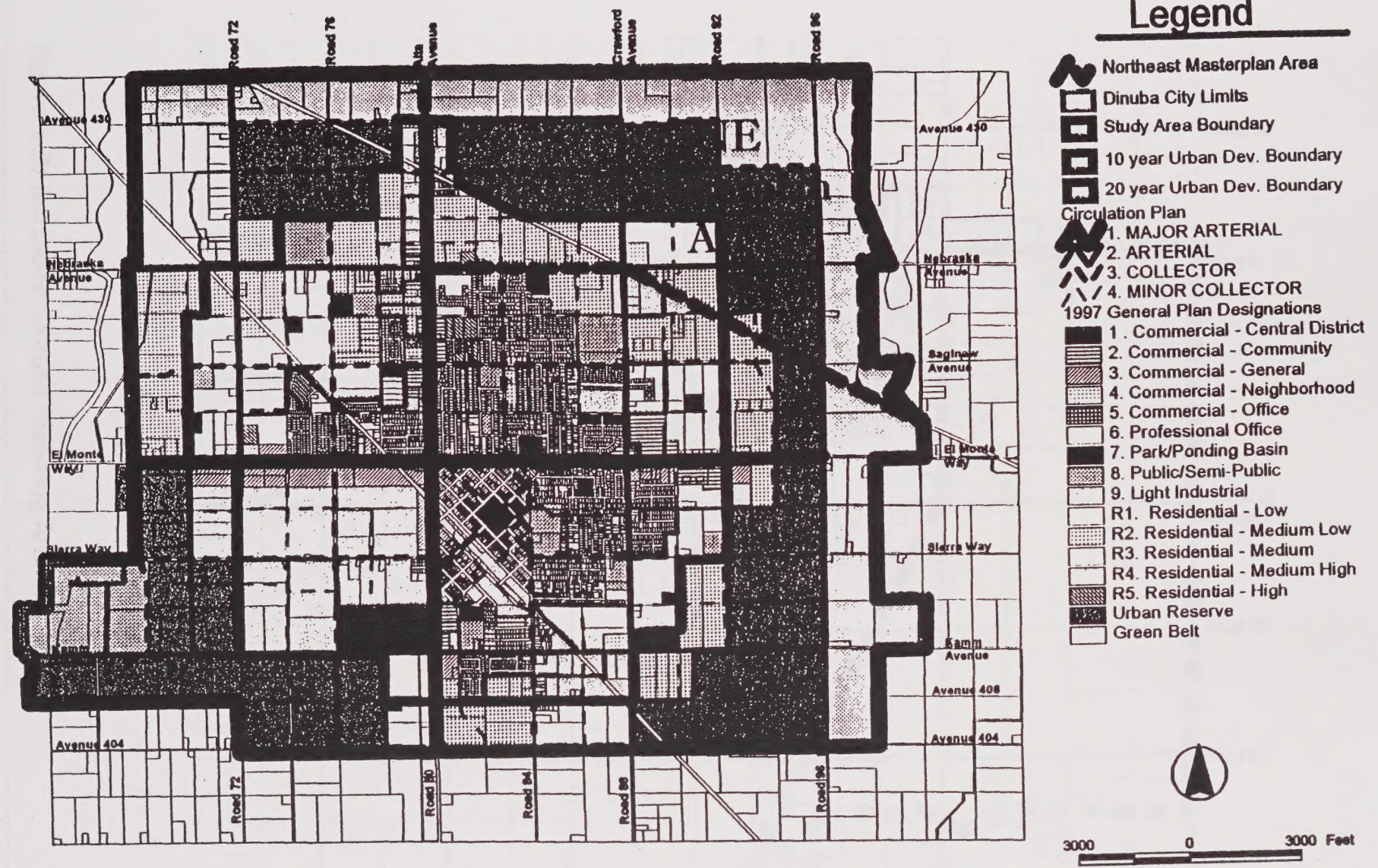


Figure 1-2: Dinuba General Plan

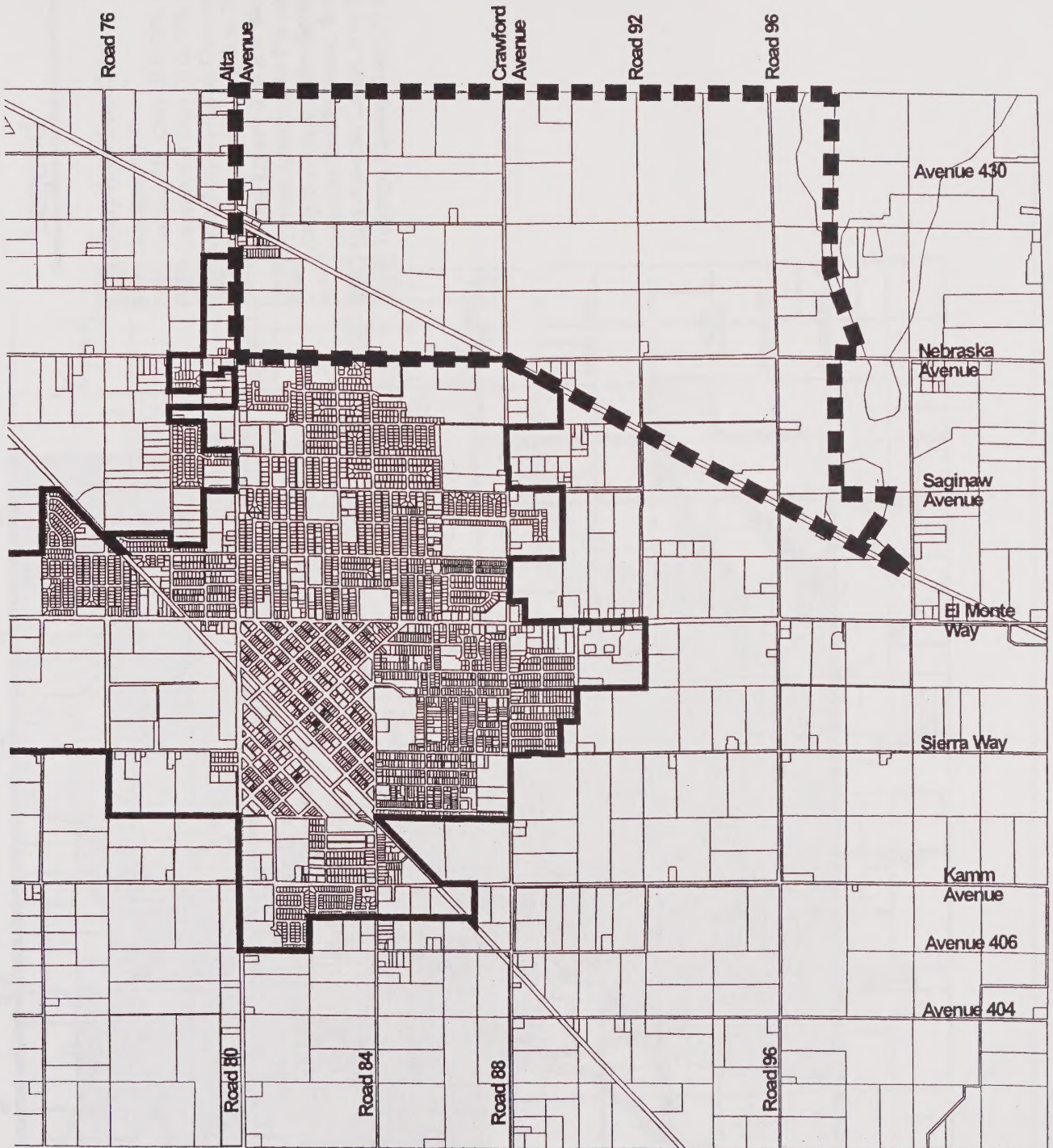


Figure 1-3: Northeast Dinuba Planning Area



Figure 1-1: Aerial photograph of the study area.

Source: Aerial photograph, 1990.

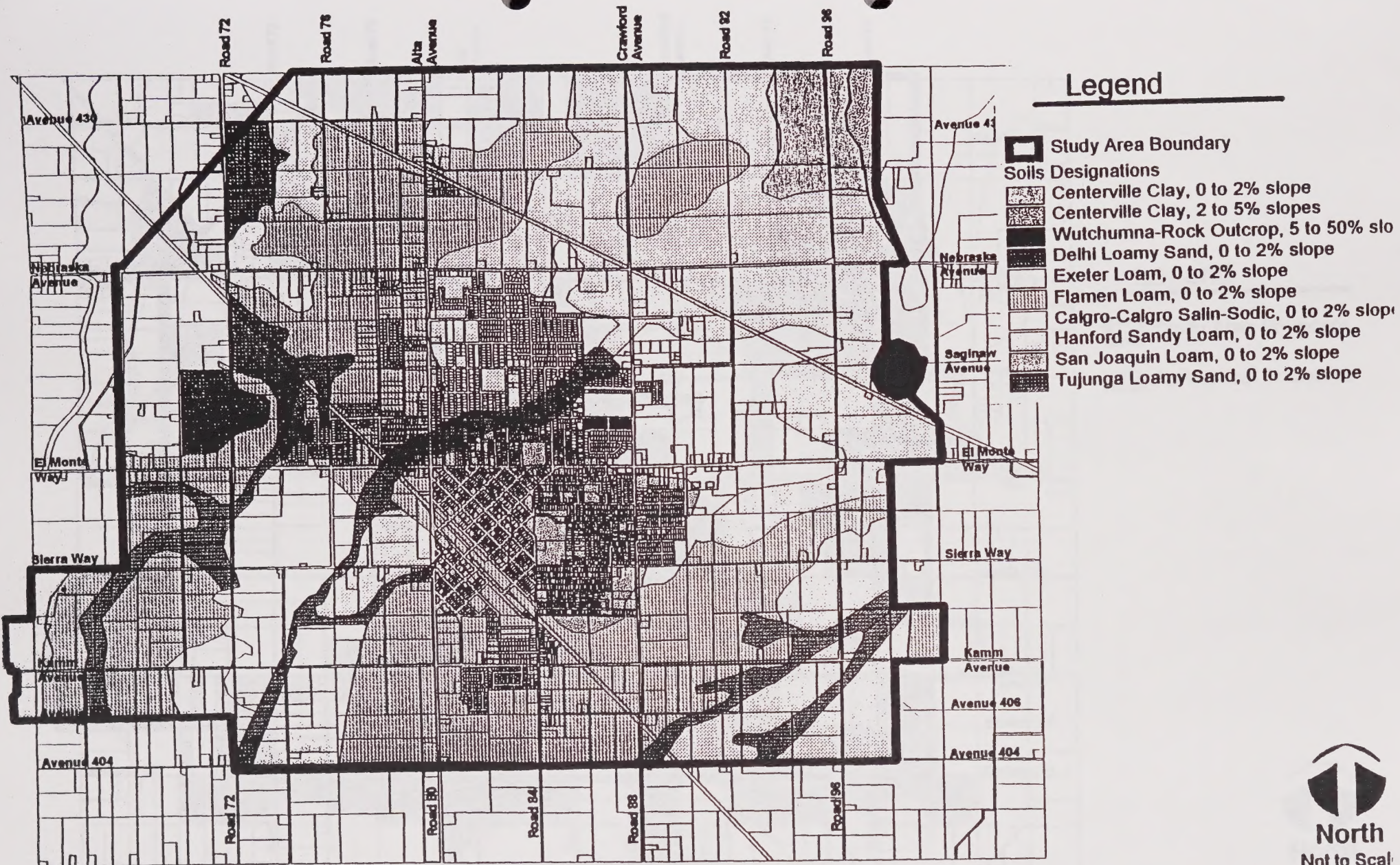


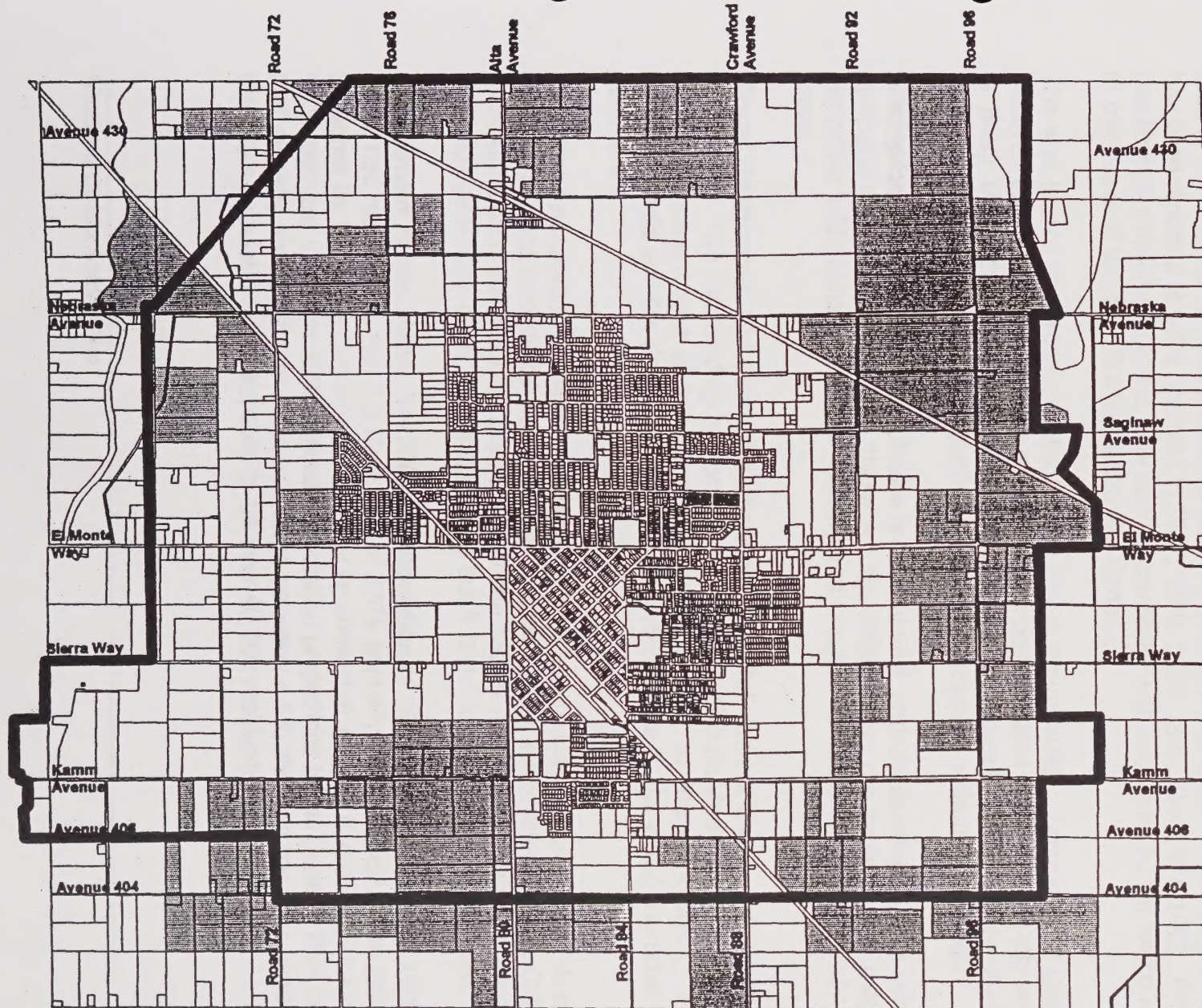
Figure 1-4: Soils

This map is a reproduction of a map
 prepared by the Bureau of Land Management
 for the purpose of showing the location
 of the land owned by the United States
 Department of the Interior, Bureau of Land
 Management, in the State of California.
 The map is based on the latest available
 information and is not a guarantee of
 accuracy. The map is for informational
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BUREAU OF LAND MANAGEMENT
 U.S. DEPARTMENT OF THE INTERIOR



100-100-100
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Legend

-  Study Area Boundary
-  Agricultural Preserves



Figure 1-5: Williamson Act Lands

Air Quality. Dinuba is located in the Tulare County portion of the San Joaquin Valley Air Basin which is a non-attainment area for ozone and PM₁₀. The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the local agency responsible for preparing air quality attainment plans and adopting rules that affect a variety of air pollution sources.

Water Resources. The map of Figure 1-6 shows the boundaries of the 100-year flood, considered areas of special flood hazards. The majority of the Northeast Dinuba planning area is within Zone "A" and subject to flooding in a 100-year event. Flooding in Dinuba has been reported to have occurred in 1937, 1950, 1955, 1966, 1969, and 1993. Flooding has been the result of intense local rainfall combined with snowmelt runoff which results in overflows of the East Branch of the Alta Canal.

The sole source of domestic water for the City is groundwater. Groundwater quality is relatively high with the exception of DBCP which contaminates many existing city wells. It is likely that new wells will require treatment to remove DBCP. Other than this contaminant, groundwater is suitable for domestic purposes without treatment.

Biological Resources. The Dinuba area is almost entirely developed with urban or agricultural uses. As a result, there are no areas within the project area that host distinctive wild animals, or rare or endangered species, nor are there undisturbed natural areas.

Visual Resources. On clear days, there are beautiful views of the mountains and hills to the east. The surrounding orchards and crop lands also provide visual relief from the built environment and give a sense of rural character to the community. Mature neighborhoods and the downtown add charm and elegance to the visual character of the community.

Cultural Resources. A cultural resources records search was conducted for this project utilizing the data base of the Southern San Joaquin Valley Information Center, California State University, Bakersfield. The results of the search indicated there are no recorded archaeological sites within the project area but it is not known if sites exist there.

Population Projections. In 1980, the population of Dinuba was 9,907. By 1990, this figure had reached 12,743, a growth rate of 2.5% annually. Annual population estimates prepared by the State Department of Finance show that Dinuba is growing at a rate of 4.1% per year since the 1990 census. Population projections in the General Plan indicate that average annual growth rates will range between 4-5% through the year 2040 when the City's population is anticipated to be over 40,000 residents.

The Commission has been established to study the various aspects of the problem and to make recommendations to the Government. It is expected that the Commission will submit its report within a period of six months.

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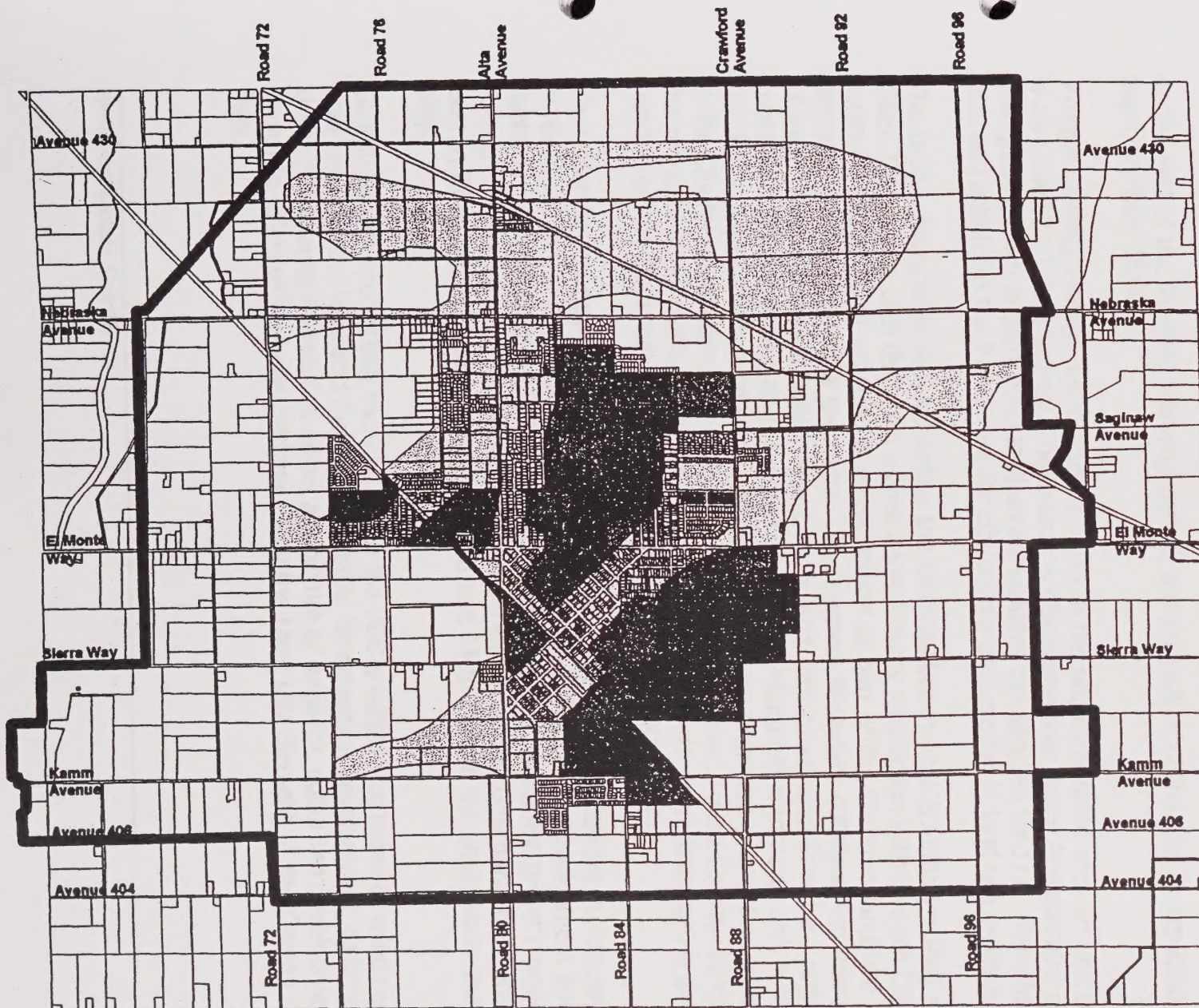
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Legend

-  Study Area Boundary
- Flood Zone Areas**
-  Zone A
-  Zone B



Figure 1-6: 100-Year Flood Zone

100

100

100

100



100

100

Table 1-1
City of Dinuba Population Projections

Year	1980	1990	2000	2010	2020	2030	2040
Population	9,907	12,743	17,735	22,150	27,385	33,515	40,465

Source: Table 2-3, Dinuba General Plan

At the end of the 20-year planning period, the population of the City is expected to be approximately 25,000.

Tulare County Policy. Development policy in the unincorporated area around Dinuba is controlled by Tulare County. The County's *Comprehensive Policy Plan* contains policies that guide growth in unincorporated areas, includes the adopted land use plans for each city, and sets forth the framework for city/county cooperation in land use matters.

The Urban Boundaries Policies define the ultimate Urban Area Boundary (UAB) around cities. The Dinuba UAB defines the area under County jurisdiction within which Dinuba's concerns are to be given serious consideration as part of the County's land use review process. Within the UAB is the Urban Development Boundary (UDB) which defines the 20-year planning area in which the County and City have established a program to coordinate plans, policies, and standards. Urban development is to occur only within the city limits, with certain exceptions. Within the UDB, development proposals are referred to the City for annexation. If the City cannot or will not annex, Tulare County will consider the proposal on its merits. The UDB, with its 20-year growth representation, is generally considered the city's sphere of influence for annexation purposes.

The Urban Boundaries Element of the County General Plan was amended in October, 1999, in response to the City's 1997 General Plan Update. The Urban Development Boundary contains approximately 4,797 acres to accommodate community growth projections through 2020 (Figure 1-7). Additions generally expanded the UAB north to Avenue 430, east to Road 96, and west along Roads 68 and 64 to include the wastewater treatment plant.

County policies specify that the area within the UDB is suitable for urban development. The area between the UDB and the UAB is suitable for nonurban development, defined in the Urban Boundaries Element as either agriculture or large-lot, suburban development (1-5 acres) in selected areas as designated by the Land Use Element of the County General Plan.

Table 1
List of studies included in the meta-analysis

Study	Year	Sample Size	Effect Size	Quality Score
Smith et al.	2015	120	0.15	8
Johnson et al.	2016	150	0.18	7
Williams et al.	2017	180	0.20	9
Miller et al.	2018	200	0.22	8
Anderson et al.	2019	220	0.25	9
Thompson et al.	2020	250	0.28	8

Note. Quality scores were calculated using the Newcastle-Ottawa Scale.

As the end of the 20-year period, the proportion of the 100 is expected to be approximately 55.00%.

Figure 1 shows the forest plot of the individual study effect sizes. The overall effect size is 0.20, which is statistically significant ($p < 0.001$). The 95% confidence interval for the overall effect size is 0.15 to 0.25. The forest plot also shows the individual study effect sizes and their 95% confidence intervals.

The forest plot shows that the effect sizes for the individual studies are all positive, indicating a positive relationship between the variables. The overall effect size is 0.20, which is statistically significant ($p < 0.001$). The 95% confidence interval for the overall effect size is 0.15 to 0.25. The forest plot also shows the individual study effect sizes and their 95% confidence intervals. The studies included in the meta-analysis are: Smith et al. (2015), Johnson et al. (2016), Williams et al. (2017), Miller et al. (2018), Anderson et al. (2019), and Thompson et al. (2020).

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Overall, the meta-analysis found a positive relationship between the variables. The overall effect size is 0.20, which is statistically significant ($p < 0.001$). The 95% confidence interval for the overall effect size is 0.15 to 0.25. The forest plot also shows the individual study effect sizes and their 95% confidence intervals. The studies included in the meta-analysis are: Smith et al. (2015), Johnson et al. (2016), Williams et al. (2017), Miller et al. (2018), Anderson et al. (2019), and Thompson et al. (2020).

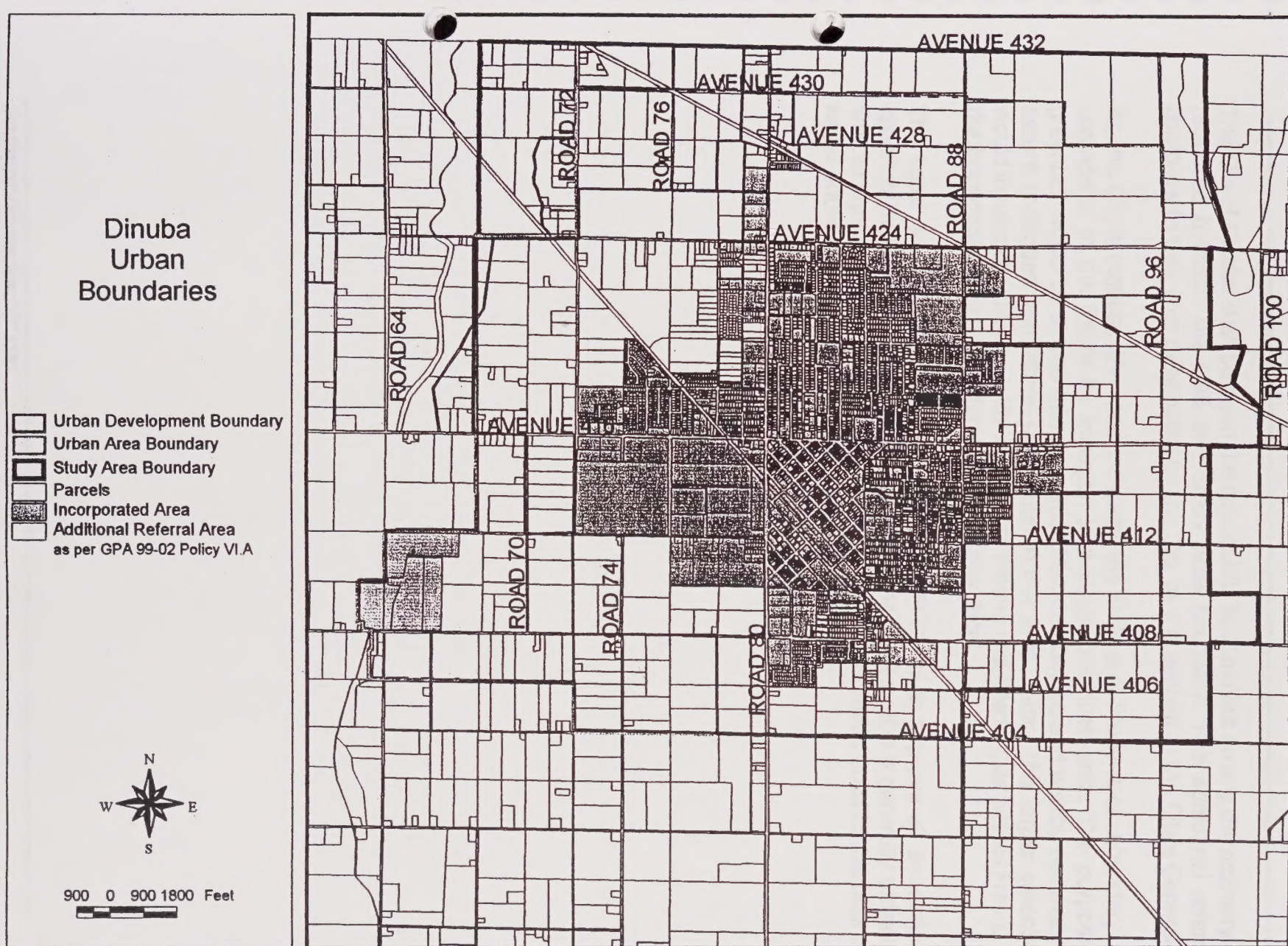
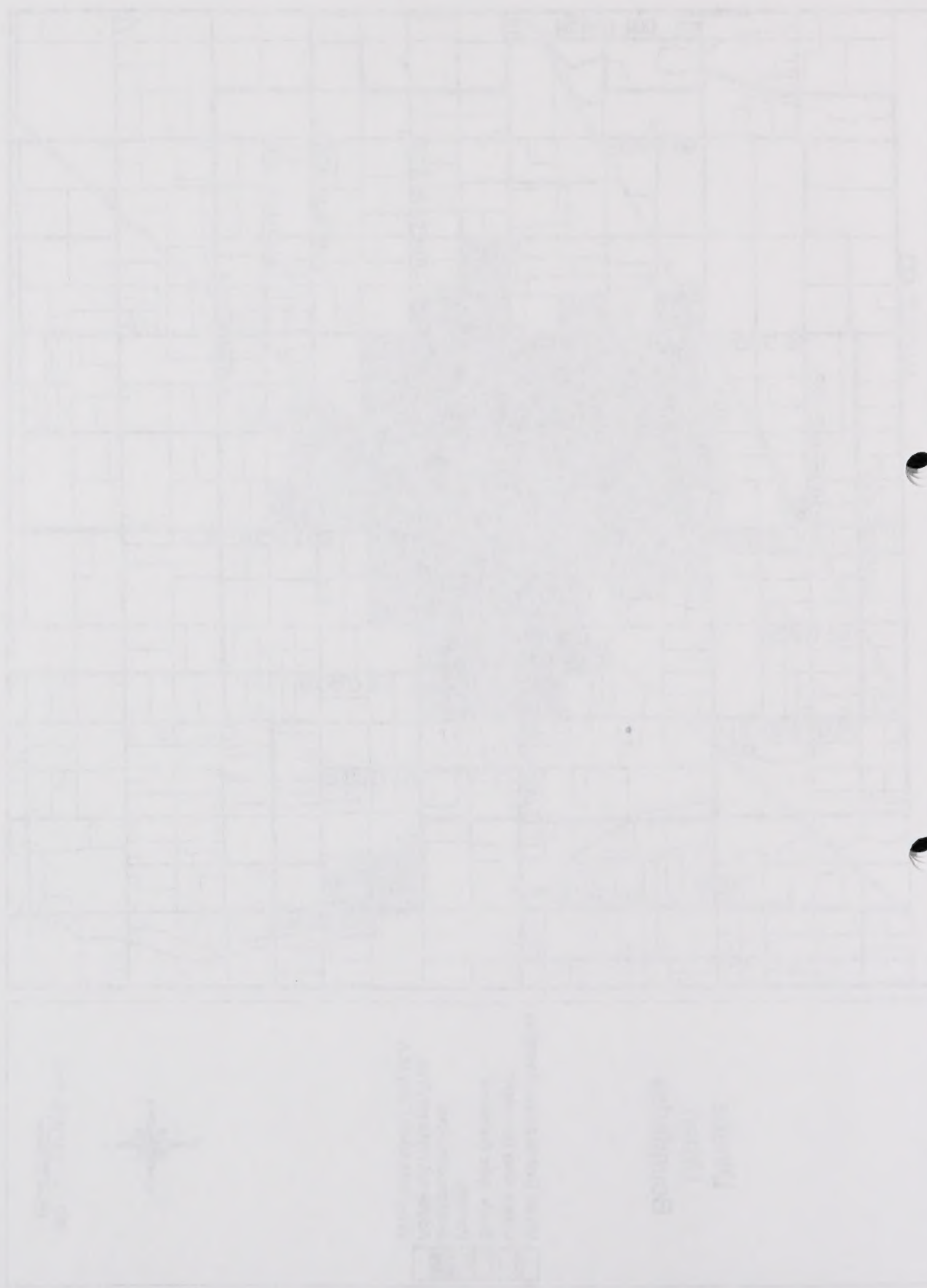


Figure 1-7: Urban Boundaries



The City of Dinuba shall be given the opportunity to comment on any discretionary projects proposed between the UAB and Study Area Boundary. This additional referral area conforms to that area designated by the City as a greenbelt in the City's General Plan.

At the City's request, the land between the UAB and Study Area Boundary may be considered in the future for inclusion in a larger greenbelt area. The purpose of the greenbelt would be to maintain separation between Dinuba and nearby communities and assure continued agricultural production in this area. Since this larger greenbelt area would involve coordination with the cities of Dinuba and Reedley, as well as Fresno County, the boundaries would be determined at a later date.

The Local Agency Formation Commission (LAFCO) must approve all annexations and sphere of influence amendments for the City. The 20-year UDB is generally considered the limit to annexation, but occasionally annexations are approved outside this boundary but never outside the larger urban area boundary.

The first of these is the fact that the system is not a simple one. It is a complex system, and it is not clear what the best way to design it is. The second is that the system is not a simple one. It is a complex system, and it is not clear what the best way to design it is.

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CHAPTER 2: SPECIFIC PLAN ELEMENTS AND OVERALL DEVELOPMENT STANDARDS

Build out of the Northeast Dinuba Specific Plan will provide for a community of approximately 3,200 residents. A list of overall objectives follows from which development, design and architectural standards are derived.

- Land planing and architectural elements should create a small town "college campus" atmosphere
- A mixed-use neighborhood center should be provided at the northeast quadrant of Crawford and Nebraska to include commercial, hospital, office, open space, and residential uses.
- A mix of residential densities should allow housing for a wide range of income levels and lifestyles, including a senior community, multifamily, and traditional single family housing.
- Roadway landscapes should be pedestrian friendly and provide for a "walk-to" neighborhood center with linkage to future transportation modes.
- A greenbelt should be established on the perimeter of the project area with continued agriculture, recreational open space, and the potential for other multiple uses.

2.1 LAND USE

The Northeast Dinuba Specific Plan Land Use Map is shown in Figure 2-1. When completed, the planning area will be composed of a high-quality mix of residential uses varying in density from low to high density dwelling units. An estimated 1,127 residential units will be developed across a spectrum of density ranges as depicted on the Land Use Map. In order to create a balanced community, the project also will provide commercial uses, a site for the new Alta District Hospital, school sites, and open space uses including parks, recreational trails, and a greenbelt area.

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of a people who have grown from a small colony of English settlers to a great nation of free men and women.

The first settlers came to the New World in search of a better life, and they found it in the land of the free.

The early years of the United States were a time of struggle and sacrifice, but the people were determined to build a nation of the future.

The American people have always been a people of the future, and they have always been a people of the present.

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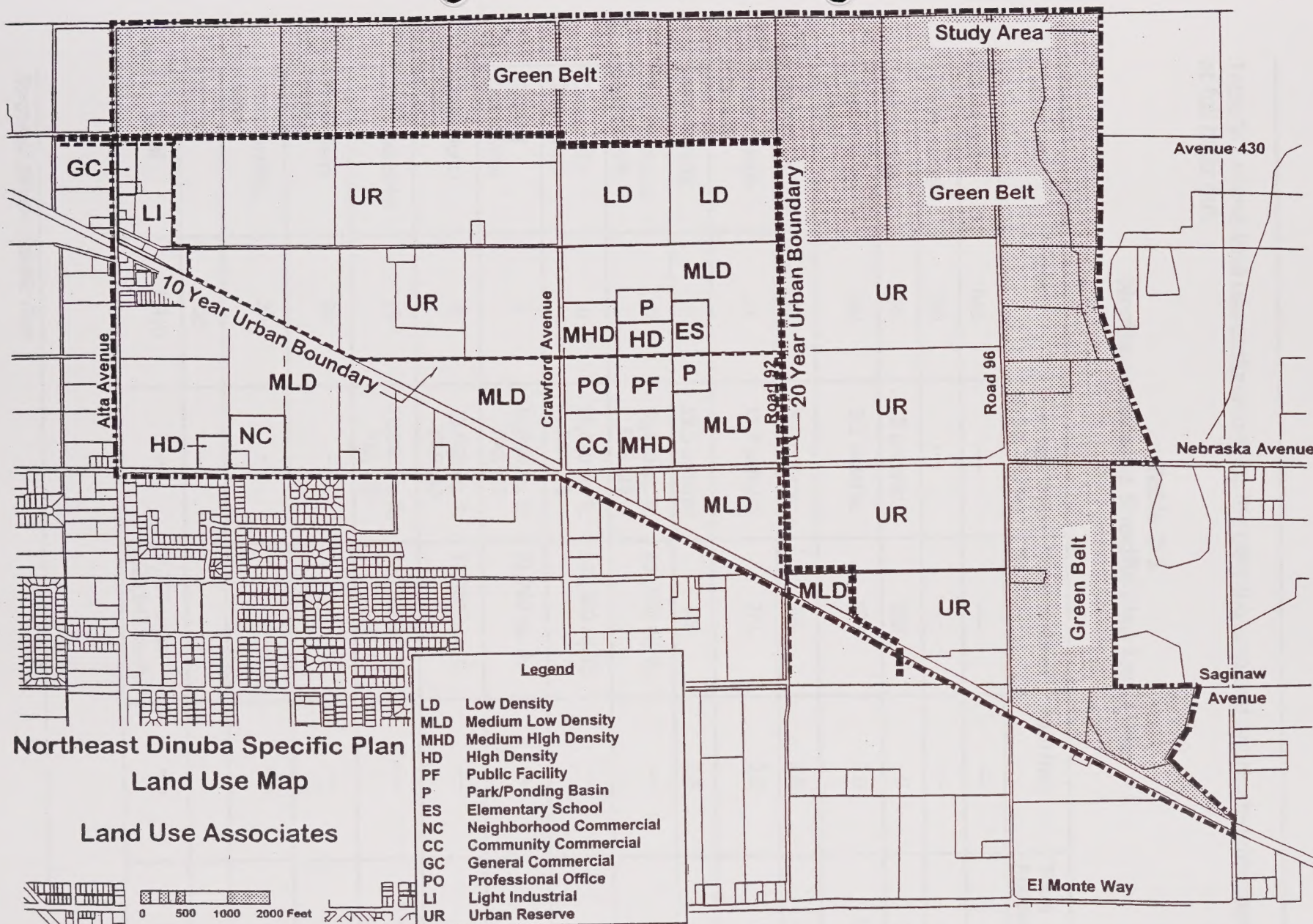


Figure 2-1: Specific Plan Land Use Map

Table 2-1 shows land use designations for the planning area and anticipated development at full build out.

**Table 2-1
Northeast Dinuba Specific Plan Land Use**

Land Use	Acres	Average Units or Sq. Ft./ac	Total Units or Sq. Ft.	Pop/Unit	Total Population
Greenbelt	665	----	----	----	----
Urban Reserve	560	----	----	----	----
Low Density	64	2 units/ac	128	3.0	384
Medium Low Density	180	3.3 units/ac	594	3.0	1,782
Medium Density	6	6.0 units/ac	36	3.0	108
Medium High Density	24	11.3 units/ac	271	2.5	678
High Density	5	19.5 units/ac	98	2.5	244
Neighborhood Commercial	10	10,890 sq. ft. FAR .25	108,900 sq. ft.	----	----
Community Commercial	10	10,890 sq. ft. FAR .25	108,900 sq. ft.	----	----
General Commercial	2	10,890 sq. ft. FAR .25	21,780 sq. ft.	----	----
Professional Office	9	13,068 sq. ft. FAR .30	117,612 sq. ft.	----	----
Light Industrial	15	10,890 sq. ft. FAR .25	163,350 sq. ft.	----	----
Public/Semi Public	30	----	----	----	----
Park/Ponding Basin	30	----	----	----	----
R.O.W	200	----	----	----	----
Total	1,810	----	1,127 units 520,542 sq. ft.	----	3,196

The table shows that the majority of the planning area will remain in agricultural open space (1,225 acres, or 68% of the planning area). Of this amount, 665 acres will be remain in permanent greenbelt. The area designated for Urban Reserve (560 acres) will be subject to future planning activities as the demand for additional urban land warrants. These properties would require amendment to the Specific Plan before urban development could proceed.

The plan would permit the construction of approximately 1,127 dwelling units of which an estimated 758 would be single family (67%). Of the 369 multifamily units, an estimated 170 would be targeted for senior living, including assisted living/congregate care. The proposed dwelling units would accommodate a population of 3,196, or about 30% of the projected population growth for the City during the next 20 years.

Land uses within the Specific Plan include:

- a. Greenbelt. A greenbelt is designated on the northerly and easterly edges of the planning area to maintain physical separation between the Cities of Dinuba and Reedley.
- b. Urban Reserve. The Urban Reserve classification denotes lands not anticipated for development within the 20-year time frame of the Specific Plan but that would be expected to ultimately urbanize. Lands within the Urban Reserve designation may be annexed for purposes of planning long-term urban service extensions. They may not be developed, however, without first amending the General Plan and after a need is demonstrated for development in these areas, and that urban services can be provided without adversely affecting the development feasibility of lands currently planned and zoned.
- c. Low Density Residential (0-2 dwelling units/gross acre). The low density residential designation is intended for estate development characterized by larger single-family residential lots one-half acre or larger in size. Low density development shall be served by City sewer and water services.
- d. Medium-Low Density Residential (2.1-4.5 units/gross acre). Medium-low density provides for a land use pattern characterized by single-family residential development with lot sizes generally between 8,500-12,500 square feet. Within the Crawford/Nebraska Planning Area, the minimum lot size is 10,000 square feet.

The first stage of the project was to identify the key stakeholders and their interests. This was done through a series of interviews and focus groups. The next stage was to conduct a detailed analysis of the data collected. This was done using a range of statistical techniques. The final stage was to develop a set of recommendations based on the findings of the analysis.

The data was then used to identify the key issues and to develop a set of recommendations. This was done through a series of workshops and discussions. The recommendations were then presented to the relevant stakeholders for their input and feedback. The final stage was to develop a set of action plans based on the recommendations.

It is important to note that the project was a collaborative effort involving all stakeholders.

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- e. Medium Density Residential (4.6-7.5 units/gross acre). The medium density residential category predominantly provides for single-family development as permitted in the R-1 district. This designation also provides for innovative designs which utilize clustering, duplexes on corner lots, zero lot line, or planned development features. Lot sizes generally range from 4,500-7,000 square feet. Developments in excess of 7.0 units per acre should be encouraged for infill parcels, in specific plan or master plan areas, and where it will address unmet housing needs.
 - f. Medium-High Density Residential (7.6-15.0 units/gross acre). This land use category primarily provides for small scale multiple family residential development. The typical residential pattern includes duplexes and larger scale, high-amenity apartments. Areas designated medium-high density are to be integrated adjacent to transportation, community services, and commercial developments. To avoid inappropriate concentration of these facilities, such developments shall be limited to 25 contiguous units when integrated into a single family neighborhood and to 50 contiguous units when developed as a free standing development.
 - g. High Density Residential (15.1-24.0 units/gross acre). High density provides for the highest densities permitted in the City and is intended to utilize innovative site planning, provide on-site recreational amenities, and be located near major community facilities, business centers, and streets of at least collector capacity . Projects in excess of 25 units or with a density in excess of 24 units per gross acre shall require a Conditional Use Permit. Such developments shall use high quality architectural design features, intensified landscaping, adequate open space, adequate parking, and adequate on-site recreational facilities. High density residential developments should be limited in size to no more than 50 units on one site.
 - h. Neighborhood Commercial. Neighborhood Commercial provides for a 1-5 acre cluster of commercial establishments serving the convenience and personal service needs of a surrounding neighborhood. The service radius of a neighborhood commercial use is generally ½ mile.
 - i. Community Commercial. The community commercial land use designation provides for a 10-acre or larger cluster of commercial establishments serving needs similar to the neighborhood commercial centers, but also includes grocery-drug, general merchandise, variety, and specialty stores. The community commercial center generally serves a market area of 1-2 miles.

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- j. General Commercial. This designation provides for commercial areas with a wide range of retail and service activities along major traffic corridors .
 - k. Office Commercial. This designation provides for office development which includes medical, dental, law, or other professional offices. Commercial uses as part of this category include business support services and restaurant and medical services. High density residential uses shall not be permitted in this designation within the Northeast Dinuba Specific Plan area.
 - l. Public and Semi-Public Buildings and Grounds. This designation indicates areas owned and maintained by public or institutional agencies such as facilities owned by the city, schools, hospitals, and local, state and federal agencies.
 - m. Parks and Open Space. This designation determines areas of permanent open spaces, parks and/or areas precluded from major development.

Standards

To ensure orderly development within the Specific Plan area, project-wide development standards have been prepared as follows:

- 1. When appropriate and necessary to meet the goals of the Specific Plan, standards within the Plan will exceed those contained within the Dinuba General Plan, the Dinuba Zoning Ordinance, and other standards and procedures of the City.
- 2. Prior to issuance of a building permit within the Specific Plan area, the applicant shall first obtain clearance from the Dinuba Community Development Department verifying that all requirements of the Specific Plan have been satisfied.
- 4. Final development densities and intensities shall be based on but not limited to:
 - a. Adequate availability of services
 - b. Adequate access and circulation
 - c. Innovation in housing types, design, conservation, or opportunities
 - d. Sensitivity to neighborhood design through appropriate lot and street layouts

1. The first step in the process of developing a new product is to identify a market need. This involves conducting market research to determine what consumers want and need. Once a need is identified, the next step is to develop a concept for a product that meets that need.

2. The second step is to develop a business plan. This involves determining the costs of production, the price of the product, and the marketing strategy. The business plan also includes a financial forecast, which shows the expected revenue and profit over a period of time. Once the business plan is complete, the next step is to secure financing for the project.

3. The third step is to develop a prototype. This involves creating a small-scale version of the product that can be used to test the design and make any necessary adjustments. Once the prototype is complete, the next step is to conduct a pilot test, which involves selling the product to a small group of consumers to gather feedback.

4. The fourth step is to launch the product. This involves creating a marketing campaign to promote the product and reaching out to potential customers. Once the product is launched, the next step is to monitor sales and customer feedback to determine if any further adjustments are needed.

5. The fifth step is to evaluate the success of the product. This involves comparing actual sales and profit to the forecast in the business plan. If the product is successful, the next step is to consider expanding the product line or entering new markets. If the product is not successful, the next step is to analyze the reasons for failure and make any necessary adjustments.

6. The sixth step is to develop a long-term strategy. This involves determining the overall goals and objectives for the company and developing a plan to achieve them. This may include expanding the product line, entering new markets, or developing new technologies. Once the long-term strategy is developed, the next step is to implement it and monitor progress.

7. The seventh step is to review and revise the strategy. This involves regularly evaluating the company's performance and making any necessary adjustments to the strategy. This may include changing the product line, entering new markets, or developing new technologies. Once the strategy is revised, the next step is to implement it and monitor progress.

8. The eighth step is to continue to innovate. This involves regularly developing new products and services to stay ahead of the competition. This may include conducting market research, developing new technologies, or entering new markets. Once new products or services are developed, the next step is to launch them and monitor their success.

- a. Determine the market need.
- b. Develop a business plan.
- c. Secure financing.
- d. Develop a prototype.
- e. Conduct a pilot test.
- f. Launch the product.
- g. Monitor sales and customer feedback.
- h. Evaluate the success of the product.
- i. Develop a long-term strategy.
- j. Review and revise the strategy.
- k. Continue to innovate.

Growth Management Coordination

1. The premature conversion of producing agricultural lands to urban purposes is discouraged. Steps to reduce such conversion include phased growth, programmed extension of urban services, and use of Williamson Act Contracts where urbanization is not anticipated within the next 10-year period.
2. In cooperation with the Tulare County LAFCO, adopt and maintain a Sphere of Influence consistent with State annexation laws:
 - a. The City will proceed with the orderly annexation of land within the Specific Plan area. The first area to be considered for annexation will be the area bounded by Crawford on the west, the existing City limits on the south, and Road 96 on the east. The City will consider annexations in the remaining portions of the plan area at such time as service capabilities and development activity warrant.
 - b. The City will consult with property owners and LAFCO prior to and during the annexation process. The purpose of the consultation will be to gain the understanding and support of the property owners and LAFCO for the annexation and to address any questions or concerns that may exist.
3. New residential development shall be substantially contiguous to existing development. Development may not occur unless at least 35% of a parcel is contiguous to existing urban development. This measure will reduce the premature or unnecessary removal of farmland, reduce the cost of community services, and eliminate "leap frog" development.
4. Provide a "greenbelt" around the City's perimeter to maintain the physical separation between the City of Dinuba and nearby communities, and to maintain the scenic beauty surrounding the City. The City should also establish "hard" edge growth boundaries such as roadways, railroad right of ways, and irrigation ditches to define the greenbelt.
5. Protect human health from potential impacts due to agricultural spraying, dust, and noise by encouraging lower density development adjacent to land planned for agriculture.

1. The purpose of this document is to provide information to the public regarding the proposed project. The information is intended to be used by the public to make informed decisions about the project. The information is not intended to be used by the public to make decisions about the project.
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Residential Land Use

1. Multi-family residential developments with more than 25 units shall have direct access to a collector or arterial street.
2. Development standards for the interface between multi-family residential and single-family residential shall be as follows:
 - a. Outdoor recreational areas, game courts, pools, and solid waste collection areas on multi-family properties shall be oriented away from adjacent properties planned for single family residential.
 - b. Multi-family parking areas, garages, other structures, and access drives shall be separated from adjacent properties planned for single family residential with 10-foot landscaped setback containing deciduous and evergreen trees.
 - c. Exterior area lighting for multi-family residential parking, carports, garages, access drives, and other recreation areas, shall be shielded to prevent line of sight visibility of the light source from abutting property planned for single-family residential.
 - d. Multi-family buildings greater than 15 feet in height shall be prohibited within 25 feet of abutting property planned for single-family residential. An additional 10 feet of setback shall be required for each additional story.
3. Where new residential development is proposed that adjoins existing commercial or industrial development, the residential developer may be required to provide an architectural transition. This transition may include such provisions as building setbacks, landscaping and masonry wall requirements to benefit future residents .

Commercial Land Use

1. Neighborhood Commercial sites should be located at or near the intersection of collector and/or arterial streets with a minimum of overlap with other existing or planned neighborhood commercial uses. Such developments should also be directly accessible from adjacent residential developments.
2. Community Commercial uses should be located along major traffic ways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses, and require adequate pedestrian links to residential areas.

1. The nervous system is the body's communication system. It consists of the brain, spinal cord, and peripheral nerves. The brain is the central control center, and the spinal cord and peripheral nerves are the communication lines.
2. The nervous system is divided into the central nervous system (CNS) and the peripheral nervous system (PNS). The CNS includes the brain and spinal cord, while the PNS includes all other nerves.
3. The nervous system is responsible for controlling and coordinating all bodily functions. It receives information from the environment and the body, processes it, and sends out instructions to the muscles and glands.
4. The nervous system is made up of neurons, which are specialized cells that transmit information. Neurons are organized into a hierarchical system, with sensory neurons at the bottom and motor neurons at the top.
5. The nervous system is also responsible for regulating the body's internal environment. It controls the release of hormones and the activity of the autonomic nervous system, which controls involuntary functions like heart rate and digestion.
6. The nervous system is a complex and highly organized system. It is the foundation of all human behavior and thought.

Chapter 11: The Endocrine System

1. The endocrine system is the body's chemical communication system. It consists of the thyroid gland, pituitary gland, and other glands that release hormones into the bloodstream.
2. The endocrine system is responsible for regulating the body's metabolism, growth, and development. It also plays a role in controlling the body's internal environment.
3. The endocrine system is made up of glands, which are specialized organs that produce and release hormones. The thyroid gland is the largest endocrine gland, and the pituitary gland is the master gland.
4. The endocrine system is a complex and highly organized system. It is the foundation of all human behavior and thought.

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3. The General Commercial designation should be applied along arterial streets to provide commercial support for nearby Community and Central Commercial uses as well as industrial areas. General Commercial includes freestanding uses which do not fit well in unified centers as well as service and highway commercial uses.
 4. Commercial Office land uses should be located near the hospital and other medical facilities. Small scale office use should be permitted in the Community, Neighborhood, and General Commercial districts. Development shall be compatible with adjoining residential neighborhoods.
 5. Development standards for the interface between commercial or office uses and residential uses shall be as follows:
 - a. A landscaped setback of at least ten feet wide containing deciduous and evergreen trees shall be planted and maintained along the property line between commercial and office uses and residential properties that have a common property line .
 - b. A masonry wall six feet in height shall be erected along the property line where commercial and office uses have a common property line with residentially designated properties. In order to encourage the integration of neighborhood and community commercial uses into neighborhoods, block walls with offsets and openings for pedestrian access shall be encouraged.
 - c. A masonry wall three and one-half feet in height, shall be erected along the setback line ten feet from the parallel with local streets abutting planned residential uses .
 - d. All commercial loading and storage areas shall be screened from view of adjoining residential property by a combination of landscape planting and a masonry wall. Loading areas shall be enclosed and be located so that there are no noise impacts to adjacent residential properties. All storage shall be within an enclosed structure.
 - e. Roof-mounted and detached mechanical equipment shall be acoustically baffled to prevent noise from the equipment from exceeding 55 dB(A) measured at the nearest residential property line.

The Board of Directors of the Corporation shall have the right to elect and remove the members of the Board of Directors and to fill any vacancies that may occur in the Board of Directors.

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Public Facilities

1. The standard park acreage is 4.5 acres per 1,000 people. This acreage may include school district property made available through cooperative agreements, basin/parks, neighborhood parks, pocket parks, community parks and community recreational facilities .
2. Parks shall be located along collector roads wherever possible.
3. Where possible, parks should be developed in conjunction with school property to create a larger combined open space and recreation facility for the community and to reduce the costs for parks and recreation facilities.
4. Where possible, parks should be developed in conjunction with drainage basins to create a larger combined open space along with additional space for active and passive recreation.
5. Coordinate school location and site design with the Dinuba Public School System to ensure that adequate facilities are available. Elementary schools should be located on interior residential areas at collector/local street intersections. Pedestrian and bicycle access should be provided.
6. New commercial development should be discouraged within 1/4-mile of school sites.
7. Recognizing that residential development will impact facilities of the City and School District and recognizing the City Council's policy of having development paying its own way, the City and School District shall mutually establish mitigation payments to assist in the cost of instructional and associated public facilities. This mitigation payment will consider other feasible facility funding sources and shall be in addition to the statutory School Impact fee. This mitigation payment will be adjusted annually according to the increase in the Consumer Price Index.

2.2 CIRCULATION

The Circulation Plan shows a system of arterials and collectors which provide access to residential and commercial uses as well as links to transportation corridors located east and west of the Northeast Dinuba project.

1. The first step in the process is to identify the problem. This is done by the project manager, who will work with the client to understand the problem and the client's requirements. The project manager will then develop a project plan, which will outline the scope, objectives, and deliverables of the project. The project plan will also include a timeline, which will show the sequence of activities and the estimated completion dates. The project manager will then communicate the project plan to the client and the project team.
2. The second step in the process is to define the project scope. This is done by the project manager, who will work with the client to identify the project's boundaries and the project's deliverables. The project manager will then develop a project charter, which will outline the project's purpose, objectives, and deliverables. The project charter will also include a list of the project's stakeholders and a list of the project's risks. The project manager will then communicate the project charter to the client and the project team.
3. The third step in the process is to develop the project plan. This is done by the project manager, who will work with the client to identify the project's activities and the project's resources. The project manager will then develop a project plan, which will outline the sequence of activities and the estimated completion dates. The project plan will also include a list of the project's risks and a list of the project's stakeholders. The project manager will then communicate the project plan to the client and the project team.
4. The fourth step in the process is to execute the project plan. This is done by the project manager, who will work with the project team to implement the project plan. The project manager will then monitor the project's progress and communicate the project's status to the client. The project manager will also manage the project's risks and the project's stakeholders.
5. The fifth step in the process is to close the project. This is done by the project manager, who will work with the client to evaluate the project's results and the project's impact. The project manager will then develop a project closure report, which will outline the project's results and the project's impact. The project manager will then communicate the project closure report to the client and the project team.

2.2. PROJECT PLAN

The project plan is a document that describes the project's scope, objectives, and deliverables. It also includes a timeline, which shows the sequence of activities and the estimated completion dates. The project plan is a key document in the project management process, as it provides a clear and concise overview of the project's goals and objectives.

Funding of transportation infrastructure improvements may be provided by a combination of developer financing, community facilities, district bond sales and/or bond and development fees as approved by the City of Dinuba. The type of funding for specific facilities will be determined during the project entitlement phase.

Standards

1. Arterials (Nebraska Avenue) shall be developed within an 84-foot right-of-way to include four travel lanes undivided, with parking, or two lanes with a two-way left turn center lane. Crawford Avenue shall be developed as an arterial within a 96-foot right-of-way to provide for additional median and landscaping treatment.
2. Collectors (Road 92) shall be developed within an 84-foot right-of-way width which allows four individual travel lanes, or two lanes with a two-way left turn center lane. Minor collectors (Road 96) may be developed with a 72-foot right-of-way to include two travel lanes, a two-way left turn center lane, and parking.
3. Local street rights-of-way shall be a minimum of 56 feet which allows two travel lanes, parking, a parkway strip, and sidewalk. The right-of-way may be reduced to 52 feet if a local street serves 20 or fewer units, or if a cul-de-sac serves 10 or fewer units.
4. Where arterials and collectors are constructed, residential development shall be oriented away (side-on or rear-on) from such streets, and properly buffered to preserve the traffic carrying capacity on the street and to protect the residential environment.
5. Project proponents shall participate in the phased construction of traffic signals through payment of funds pursuant to the Traffic Signal Mitigation Fee Program.
6. Driveway access to major activity centers should be located no closer than 200 feet to the adjacent intersection of a collector or arterial street.
7. Concrete medians shall be provided on collectors where left turn control is needed and by painted medians on two-way left turn pockets where appropriate.
8. Transit centers/stops shall be established at commercial centers and high density residential uses to encourage transit use.
9. All bike lanes shall be designated as Class II bikeways, generally located within the public right-of-way in accordance with the standards contained within Chapter 1000 of the California Department of Transportation - Highway Design Manual (Fourth Edition).

It is a common mistake to think that the only way to improve the quality of the work is to increase the number of people working on it. This is not always the case. In fact, the quality of the work can be improved by a variety of means, including the use of better tools, the implementation of better processes, and the training of the people who are doing the work.

Conclusion

The quality of the work is a complex issue that can be improved in many ways. The most important factors are the quality of the tools, the quality of the processes, and the quality of the people who are doing the work. By focusing on these factors, we can improve the quality of the work and ensure that it is done in the most efficient and effective way possible.

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10. Sidewalks shall be required in all areas of the Specific Plan to accommodate pedestrians.
 11. Where sound walls are proposed for residential developments along major streets, pedestrian access will be provided from the major street to the development to allow access to transit vehicles, commercial facilities, educational facilities, and recreation areas. "Open-ended" cul-de-sacs can be used from adjacent residential areas to provide pedestrian access to major streets.
 12. Traffic calming techniques should be considered in the circulation system to reduce traffic speed and congestion. These techniques include but are not limited to narrower local streets, median island and planter strip landscaping, narrower lane striping, diagonal parking, and the use of traffic circles.

2.3 PUBLIC FACILITIES

2.3.1 Drainage

The drainage facilities plan depicts major drainage facilities. Additional facilities within neighborhoods may consist of a combination of street flows, open channels, underground storm drains, as well as natural and man-made watercourses and earthen swales.

Standards

1. Continue to coordinate community irrigation ditch issues with the Alta Irrigation District, private ditch companies, private land owners, and public agencies. Require that irrigation ditches be piped prior to development on adjacent property .
2. Design runoff drainage structures to decrease erosion.
3. Urban development in floodway areas shall be in accordance with regulations of the Federal Emergency Management Agency.
4. Temporary drainage facilities may be constructed by the developer if major facilities are not available, subject to City determination and approval. The developer will also be required to pay all applicable drainage fees in addition to constructing temporary facilities at his own cost. Temporary drainage facilities shall be dedicated to the City with a reversionary clause which specifies that if the basin is abandoned within ten years, the property would revert to the original owner, subject to redevelopment of the site satisfactory to the City .

10. The first step in the process of the scientific method is to identify the problem.

11. The second step is to formulate a hypothesis, which is a statement that can be tested. It is a prediction about the outcome of the experiment.

12. The third step is to design an experiment to test the hypothesis. This involves identifying the variables and controlling for other factors that might affect the results.

13. The fourth step is to conduct the experiment and collect data. This is where the hypothesis is put to the test.

14. The fifth step is to analyze the data and draw conclusions. This involves comparing the results to the hypothesis and determining whether it is supported or not.

15. The sixth step is to communicate the results of the experiment. This can be done through a report, presentation, or publication.

16. The seventh step is to repeat the experiment to verify the results. This is important to ensure that the findings are reliable and not just a one-time occurrence.

17. The eighth step is to apply the findings to real-world situations. This is where the scientific method truly makes a difference, by providing evidence-based solutions to problems.

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5. All construction projects that result in disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall obtain the appropriate NPDES construction permit.

2.3.2 Water and Sewer

The Northeast Dinuba Specific Plan will be provided with sewer and water service by the City of Dinuba.

Water Facilities. The majority of water storage for the project area will be provided by a proposed elevated tank located approximately one mile east of Crawford Avenue north of Nebraska Avenue. The capacity of the tank will be 1.0 million gallons. The timing of construction of the water tank is dependent upon overall area demand.

The initial construction phases in Northeast Dinuba will include construction of a looped system of 12" pipelines. Most in-tract systems will utilize 8" pipelines forming looped systems to insure service integrity. All facilities will be located in street rights-of-way whenever possible. The on-site systems will be integrated with the City of Dinuba system to form a reliable supply network for the northeast area.

Estimated water demand is:

Average Day Demand (ADD) =
 $(1,127 \text{ DU})(2.5 \text{ person/DU})(200 \text{ gpcd}) = 3.2 \text{ mgd}$
46 acres of commercial/industrial (1,750 gpad) = 0.08 mgd
Total = 3.28 mgd

Maximum Day Demand (MDD) = $2(\text{ADD}) = 6.56 \text{ mgd}$

Final pipeline design will insure facilities are sized to provide the maximum daily flow plus required fire flows with a minimum residual pressure of 20 psi.

Sewer Facilities. The majority of wastewater generated by development in the Northeast Dinuba Specific Plan will be domestic in nature. Projected average daily wastewater flow (ADF) is estimated as follows:

$\text{ADF} = (1,127 \text{ DU})(2.5 \text{ persons/DU})(100 \text{ gpd/person}) = 0.28 \text{ mgd}$
46 acres of commercial/industrial (1,500 gpad) = 0.07 mgd
Total = 0.35 mgd

Standards

1. To encourage groundwater recharge, ponding basins shall be designed as retention basins. However, pumping facilities shall be included in such facilities to handle peak flows and to provide for disposal of storm water into irrigation ditches when necessary. Stormwater inflow into Alta Irrigation District's canals and pipelines shall be subject to existing or future agreements by and between the City of Dinuba and Alta Irrigation District specifying maximum inflow, maximum service area boundary and any other limitation thereto .
2. New municipal water wells should be planned to include pump, storage, pressure filtration and treatment equipment. These new wells should be located so that they will not conflict with planned residential neighborhoods. They should have design, screening, landscaping and architectural improvements which make them compatible with adjacent land uses.
3. The design of all water facilities shall provide fire protection to the satisfaction of the Dinuba Fire Department.
4. In order to address sewerage constraints on the easterly side of the community , new developments shall demonstrate that adequate sewerage capacity exists prior to development or that mitigation measures will insure that sewerage capacity will be created as part of the project. Mitigation measures may include installation of necessary facilities or other methods acceptable to the City. The City shall evaluate the availability of sewerage facilities for the northeast area of the community as part of a master plan for that area.
5. The City shall require industrial sewage pretreatment to conserve biological treatment capacity at the wastewater treatment plant. Water conservation measures should also be encouraged for industrial, commercial, and residential uses to preserve hydraulic capacity at the treatment plant and to reduce impacts to the sewerage system.

2.3.3 Open Space and Recreation

The Northeast Dinuba Specific Plan incorporates an open space and recreation program as a major component of its overall mixed-use plan. In addition to the greenbelt proposed for the northeast portion of the community, three parks and the recreational components of school sites will meet the open space and recreational needs within the planning area. The total acreage committed to open space and recreation is nearly 700 acres.

1. The following passage contains several errors. Identify the errors and correct them. (10 marks)

The first part of the passage is about the importance of education. It states that education is the key to a better future. It also mentions that education can help people to find their own path in life. The second part of the passage is about the challenges of education. It mentions that many people do not have access to education. It also states that education can be expensive. The third part of the passage is about the benefits of education. It mentions that education can help people to get a better job. It also states that education can help people to become better citizens.

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4. The following passage contains several errors. Identify the errors and correct them. (10 marks)

The first part of the passage is about the importance of education. It states that education is the key to a better future. It also mentions that education can help people to find their own path in life. The second part of the passage is about the challenges of education. It mentions that many people do not have access to education. It also states that education can be expensive. The third part of the passage is about the benefits of education. It mentions that education can help people to get a better job. It also states that education can help people to become better citizens.

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6. The following passage contains several errors. Identify the errors and correct them. (10 marks)

The first part of the passage is about the importance of education. It states that education is the key to a better future. It also mentions that education can help people to find their own path in life. The second part of the passage is about the challenges of education. It mentions that many people do not have access to education. It also states that education can be expensive. The third part of the passage is about the benefits of education. It mentions that education can help people to get a better job. It also states that education can help people to become better citizens.

Consistent with the town center theme of the Crawford/Nebraska area, pedestrian/bicycle facilities located on major streets provide full access throughout the Specific Plan for bicycling, jogging, or simply walking to the neighborhood center for shopping.

Standards

1. The Northeast Dinuba Specific Plan exceeds the General Plan parks recreation standard of 3.5 acres of developed park land per 1,000 residents as well as the State Quimby Act requirements of 3 acres per 1,000 population by providing 6.25 acres of developed parkland per 1,000 residents. This ratio provides a total of 20 acres in neighborhood parks and school sports fields.
2. It is intended that neighborhood parks provide facilities for open area sports such as baseball, football, soccer, and running, as well as for court games. They will also provide supportive facilities such as picnic grounds, restrooms, and on-site parking. Final design of the parks will be determined by the City in consultation with the Parks and Recreation Commission and the community.
3. Neighborhood parks will be owned and maintained by the City of Dinuba. It shall be the responsibility of the developer of the adjoining tract(s) or site plan(s), to assure that land is made available for park space either through land dedication or the payment of in-lieu park fees.

Greenbelt. Approximately 665 acres of the planning area is proposed for a greenbelt to remain in agriculture or other open space uses. The location of the greenbelt and tools used to implement the concept will be determined by a separate process involving the Cities of Dinuba and Reedley as well as Tulare and Fresno Counties and their respective LAFCOs. General criteria for the greenbelt are:

Standards

1. Factors considered for inclusion in a greenbelt:
 - a. Within Dinuba Study Area boundary
 - b. Outside the Urban Development Boundary
 - c. Classified as prime ag by Rural Valley Land Plan
 - d. Planned/zoned for agricultural on city/county general plan
 - e. Majority of area subject to Williamson Act contract
2. Various preservation tools are available to preserve and protect greenbelt lands. These tools include Purchase of Development Rights; Exclusive Agricultural Zoning; Cluster Development; Purchase and Leaseback; Land Trusts; Transfer of Development Rights; Conservation Easements, Farmland Security Zones.

Comprehensive Landscape Maintenance Plan. It is anticipated that maintenance responsibilities will be divided among a hierarchy of entities, including a landscaping and lighting district and neighborhood associations.

Standards

1. A master landscaping and lighting district shall be established for the Specific Plan area to assume maintenance responsibility for all public recreation, open space, and landscaped areas.
2. Unless otherwise provided for in these standards, common areas shall be conveyed to the landscape and lighting district as development is approved or any subdivision is recorded.
3. The landscape and lighting district shall be established prior to or concurrent with the recordation of the first land division or issuance of any building permits for any approved development permit (use permit, site plan, etc.)
4. Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, general irrigation system specifications, structures and circulation (vehicular and pedestrian).
5. If necessary, roadways, infrastructure and open space may be coordinated by and paid for through an assessment district or other entity facilitating construction, maintenance and management.
6. A property owners' association shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities within planned unit developments with private facilities.

2.3.4 Schools

The Northeast Dinuba Specific Plan area is served by the Dinuba Public School System. The district will serve students from grades K through 12. Each school site is centrally located and is accessible via a collector street. It is anticipated that the proposed locations of the schools near the center of the neighborhoods and the pedestrian transportation design will decrease trips.

Elementary school sites within the Specific Plan have been proposed on 10-acre sites. Actual facility design and layout, including access points, structures, outdoor areas and parking, will be performed by the school district and, as such, are not illustrated in this Specific Plan document.

Standards

1. Schools shall be constructed in accordance with its pupil demand and funding capability. The development generating students that requires additional school facilities shall be responsible to make arrangements with the district to provide adequately for those students.

Final approval of the school sites rests with the State of California Education Board. It shall be the responsibility of the school district to seek such approval.

2. Schools shall have access from a public roadway having a size designation as deemed appropriate by the school district and City of Dinuba.
3. Retail or commercially zoned parcels allowing the sale of alcoholic beverages or adult material shall not be located within 1,000 feet of a school site.

Overall Design Standards

The following design standards are applicable to all developments within the Northeast Dinuba Planning Area:

1. Building setbacks of buildings and landscaping shall be determined by the local planning and zoning.
2. Landscaping shall be designed to provide a buffer between the building and the street, and to provide a buffer between the building and the adjacent property.
3. Buildings shall be designed to be visually appealing and to provide a buffer between the building and the street. The use of the following design criteria will help in creating a visually appealing building:
 - a. Breaking up building mass with vertical, horizontal, and diagonal lines.
 - b. Breaking up long wall surfaces and not using repetitive windows.
 - c. Varying surface textures on walls and roofs.
 - d. Eaves and overhangs.
4. The height and bulk of buildings shall be appropriate to the site, street, and character of the site and its surroundings.
5. Parking areas shall be designed to facilitate both vehicle and pedestrian movement.

1. The first part of the document is a statement of the problem. The second part is a description of the method used. The third part is a description of the results. The fourth part is a conclusion.

2. The first part of the document is a statement of the problem. The second part is a description of the method used. The third part is a description of the results. The fourth part is a conclusion.

3. The first part of the document is a statement of the problem. The second part is a description of the method used. The third part is a description of the results. The fourth part is a conclusion.

4. The first part of the document is a statement of the problem. The second part is a description of the method used. The third part is a description of the results. The fourth part is a conclusion.

Chapter 3: DESIGN GUIDELINES

These design guidelines are provided as a resource to those involved in the design and implementation of the Specific Plan. They are illustrative in nature, meant to be flexible and to respond to changes in taste, environmental concerns, and socio-economic needs over time.

3.1 ARCHITECTURAL GUIDELINES

The architectural character of Northeast Dinuba will allow a variety of architectural themes and styles. Rather than restricting architectural style, these guidelines provide a conceptual reference for architectural continuity and visual cohesiveness. The following guidelines describe characteristics of structural architecture as well as recommendations for signage, lighting and equipment screening. These guidelines are not intended to be all-inclusive, and variations from specified elements or materials are permitted. Listed features and elements are considered appropriate or acceptable but not necessarily required.

Overall Design Standards

The following design standards are applicable to all development within the Northeast Dinuba planning area:

1. Random setbacks of buildings and landscaping should be incorporated in all structural design and unit siting.
2. Residential development should include a mix of one and two-story dwelling units wherever possible.
3. Buildings should be designed to an approximate human scale and should not appear to be monumental or monotonous. The use of the following design elements will help in creating buildings properly scaled to people:
 - a. Breaking up building masses into smaller, staggered masses
 - b. Breaking up long wall surfaces and roof lines into discontinuous surfaces
 - c. Randomly textured materials on roofs and walls
 - d. Extended roof overhangs
4. The height and bulk of buildings should be appropriate to the size, shape and topography of the site and in harmony with its setting.
5. Parking areas should be designed to facilitate both vehicular and pedestrian movements.

-
6. The siting and design of structures within each neighborhood should consider the proper orientation to maximize views of the foothills to the east.
 7. Architectural styles and treatments should exhibit the following characteristics:
 - a. Creates a complementary relationship with adjacent projects
 - b. Creates architecturally distinct structures through use of various components
 - c. Develops a compatible relationship between projects and buildings, and open space or recreation areas
 - d. Creates an aesthetically pleasant profile for Northeast Dinuba
 - e. Avoids visual repetition, including discouraging "franchise architecture."
 - f. Maintains continuity within a project through use of similar architectural elements
 8. The architectural styles and treatments selected for projects should utilize or incorporate some combination of the following features (see Figure 3-1 through 3-3 for examples):
 - a. Articulated facades
 - b. Low plate lines
 - c. Large overhangs
 - d. Variated roof planes
 - e. Recessed entries
 - f. Greenhouses and skylights
 - g. Balconies and broad porches
 - h. Wainscoting
 - i. Extensive windows
 9. Materials used in the construction of residential and commercial structures should be selected from the following listing.
 - a. Stucco and plaster
 - b. Wood and dimensioned lumber
 - c. Board on board
 - d. Stone, rock, or brick
 - e. Wood or wood replica shingles
 - f. Slate -Metal or wood window dividers
 - g. Wood railings
 - h. Precast concrete or split-faced block (commercial)

1. The following are the main reasons why the world is not a better place than it is today. Which one is the most important?

2. The following are the main reasons why the world is not a better place than it is today. Which one is the most important?

- a. Lack of resources
- b. Lack of technology
- c. Lack of education
- d. Lack of political stability
- e. Lack of economic growth
- f. Lack of social justice
- g. Lack of environmental protection
- h. Lack of cultural diversity
- i. Lack of international cooperation
- j. Lack of global leadership

3. The following are the main reasons why the world is not a better place than it is today. Which one is the most important?

- a. Lack of resources
- b. Lack of technology
- c. Lack of education
- d. Lack of political stability
- e. Lack of economic growth
- f. Lack of social justice
- g. Lack of environmental protection
- h. Lack of cultural diversity
- i. Lack of international cooperation
- j. Lack of global leadership

4. The following are the main reasons why the world is not a better place than it is today. Which one is the most important?

- a. Lack of resources
- b. Lack of technology
- c. Lack of education
- d. Lack of political stability
- e. Lack of economic growth
- f. Lack of social justice
- g. Lack of environmental protection
- h. Lack of cultural diversity
- i. Lack of international cooperation
- j. Lack of global leadership

SIDE ELEVATION

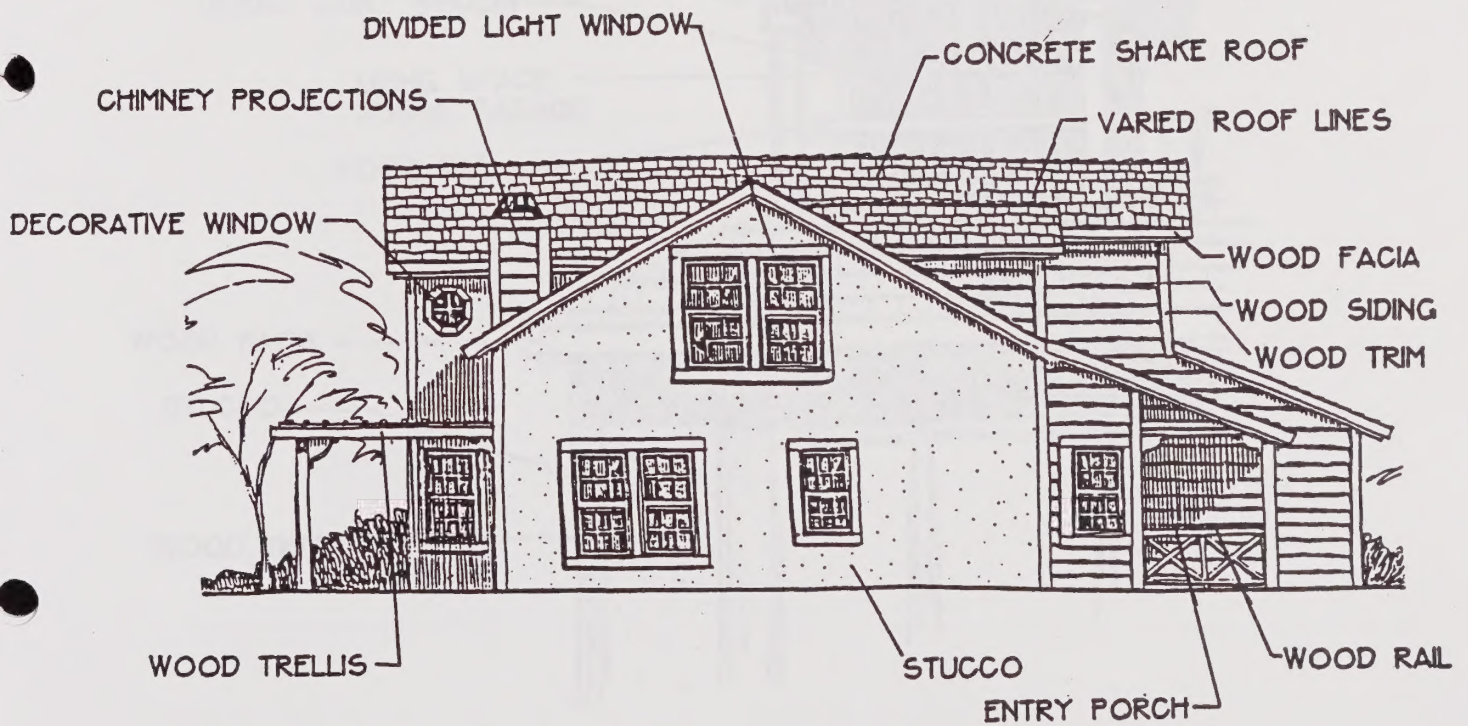


Figure 3-1: Single Family Residential Architecture

Figure 2-1: Single Family Residential Architecture



Figure 2-1: Single Family Residential Architecture

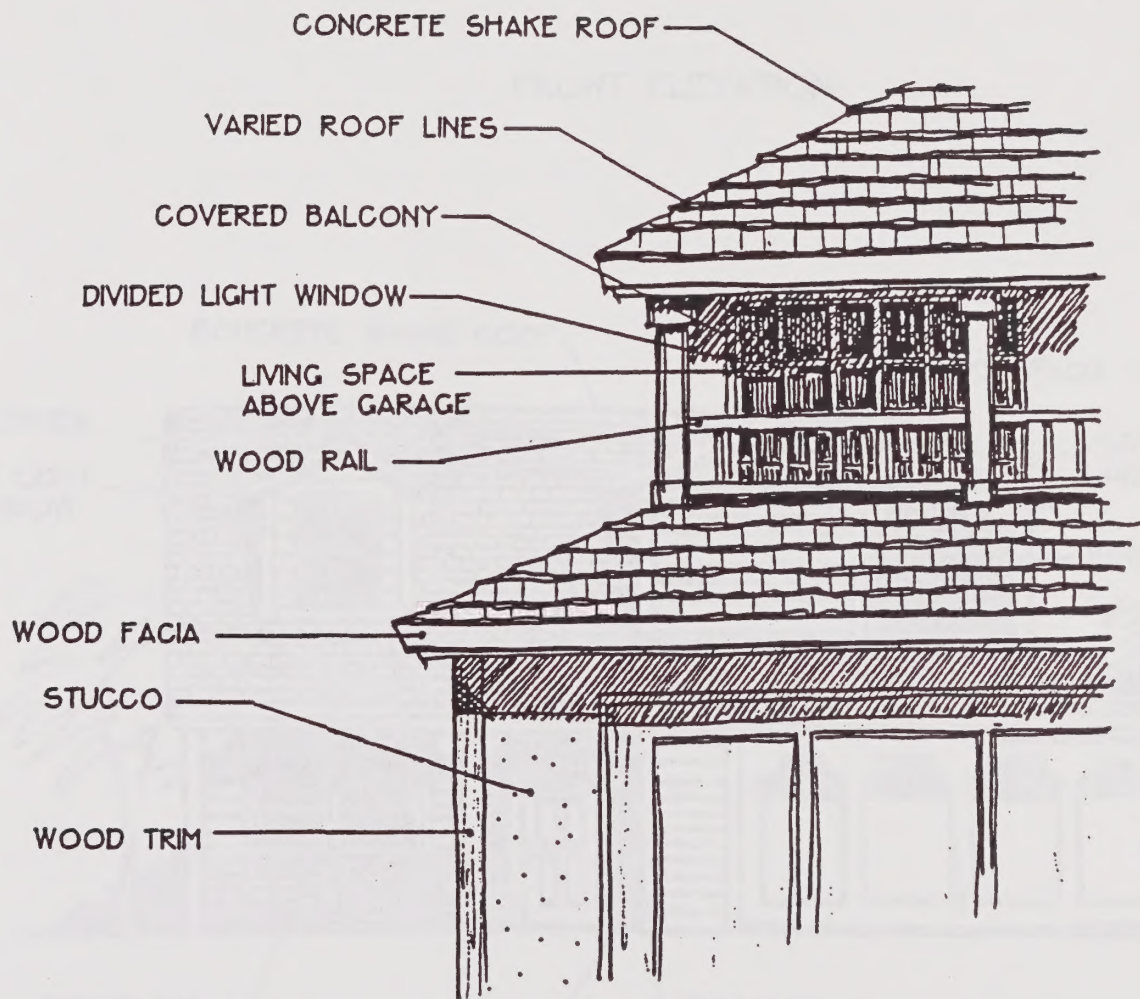


Figure 3-2: Single Family Residential Architecture



FRONT ELEVATION

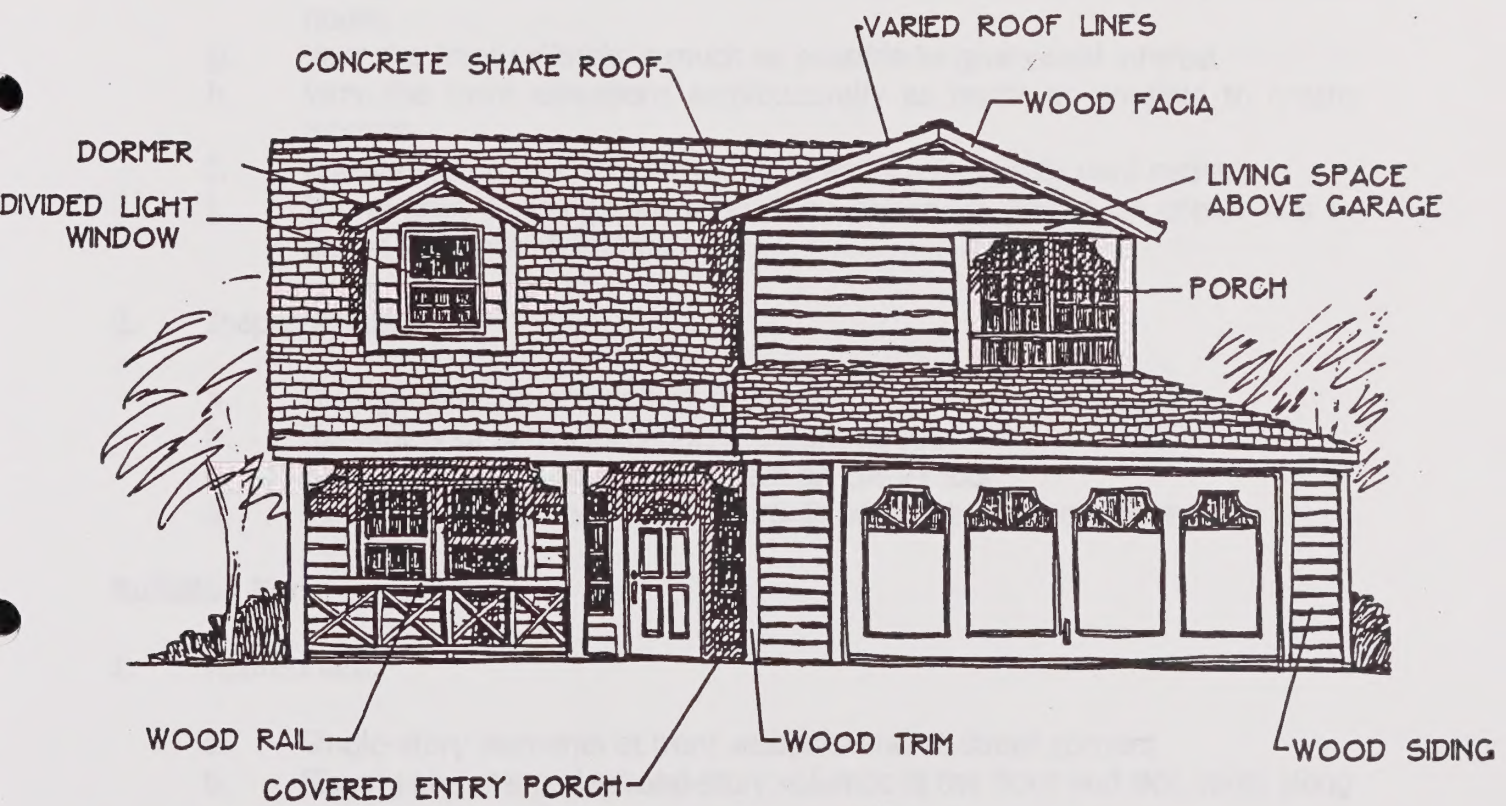


Figure 3-3: Single Family Residential Architecture

Siting Residential Structures

1. Appropriate:
 - a. Planned to maximize open space areas and to preserve on-site natural features
 - b. To take advantage of natural and man-made amenities (views, parks)
 - c. To vary the space between buildings
 - d. Clustering of homes to create open space pockets
 - e. Encourage the layout of curvilinear streets on long stretches with the use of cul-de-sacs on short streets
 - f. Vary the garage and entry orientation of adjacent buildings to provide a variety along streetscape; encourage garage setbacks behind the plain of the house
 - g. Vary the front setbacks as much as possible to give visual interest
 - h. Vary the front elevations architecturally as much as possible to create interest
 - i. Buildings on corner lots should have an increased side yard setback
 - j. If one-story buildings are used, they should be placed on corner lots or paired together on interior lots
2. Inappropriate:
 - a. Disregard for on-site natural features
 - b. No variety or setbacks on long straight streets
 - c. Garages adjacent to street corners on corner lots
 - d. Two-story structures with gable roofs adjacent to street corner

Building Form

1. Appropriate:
 - a. Single-story elements at front setbacks and at street corners
 - b. Sloping and stepped second-story volumes at the front and side yards along streets
 - c. Articulated walls to create shadows and relief in the walls
 - d. A variety of plate height to create variation in massing
 - e. An emphasis should be given to create units with a strong indoor/outdoor relationship (patio overhead and flooring materials, extensive windows)
 - f. Exposed rafters and raised banding at the eaves

1. Multiple Choice

1. The part of the brain that is responsible for the control of the body's movements is the:
 - a. cerebrum
 - b. cerebellum
 - c. brainstem
 - d. spinal cord
2. The part of the brain that is responsible for the control of the body's temperature is the:
 - a. hypothalamus
 - b. cerebellum
 - c. brainstem
 - d. spinal cord
3. The part of the brain that is responsible for the control of the body's heart rate is the:
 - a. hypothalamus
 - b. cerebellum
 - c. brainstem
 - d. spinal cord
4. The part of the brain that is responsible for the control of the body's breathing is the:
 - a. hypothalamus
 - b. cerebellum
 - c. brainstem
 - d. spinal cord
5. The part of the brain that is responsible for the control of the body's blood pressure is the:
 - a. hypothalamus
 - b. cerebellum
 - c. brainstem
 - d. spinal cord
6. The part of the brain that is responsible for the control of the body's sleep is the:
 - a. hypothalamus
 - b. cerebellum
 - c. brainstem
 - d. spinal cord
7. The part of the brain that is responsible for the control of the body's appetite is the:
 - a. hypothalamus
 - b. cerebellum
 - c. brainstem
 - d. spinal cord
8. The part of the brain that is responsible for the control of the body's mood is the:
 - a. hypothalamus
 - b. cerebellum
 - c. brainstem
 - d. spinal cord

2. True or False

1. The brain is the part of the nervous system that controls the body's movements. (True)
2. The cerebellum is the part of the brain that is responsible for the control of the body's temperature. (True)
3. The hypothalamus is the part of the brain that is responsible for the control of the body's heart rate. (True)
4. The brainstem is the part of the brain that is responsible for the control of the body's breathing. (True)

3. Short Answer

1. Describe the function of the brain. (The brain is the part of the nervous system that controls the body's movements, temperature, heart rate, breathing, blood pressure, sleep, appetite, and mood.)
2. Describe the function of the cerebellum. (The cerebellum is the part of the brain that is responsible for the control of the body's temperature, heart rate, breathing, blood pressure, sleep, appetite, and mood.)
3. Describe the function of the hypothalamus. (The hypothalamus is the part of the brain that is responsible for the control of the body's heart rate, breathing, blood pressure, sleep, appetite, and mood.)
4. Describe the function of the brainstem. (The brainstem is the part of the brain that is responsible for the control of the body's breathing, blood pressure, sleep, appetite, and mood.)
5. Describe the function of the spinal cord. (The spinal cord is the part of the nervous system that carries messages between the brain and the rest of the body.)

2. Inappropriate:

- a. Unbroken second-story volumes without any relief (such as step backs) in the front and side yards
- b. Plain walls without any relief or articulation

Outdoor Residential Storage and Equipment Areas

1. Appropriate:

- a. Equipment screened from view from any public street or adjacent public open space by landscaping, walls or fences
- b. Electrical and telephone equipment only allowed to be placed within the side yard if properly screened.
- c. The same colors and textures for screening materials that relate to surrounding architectural styles

2. Inappropriate:

- a. Storage areas, equipment and mechanical devices located within the front yard or side yard setback

Outdoor Commercial Storage, Equipment Areas and Loading Space

1. Appropriate:

- a. All roof and ground-mounted equipment screened from public view on all sides
- b. All ground level screening composed of landscaping or constructed elements which are architecturally integrated with the building design

2. Inappropriate:

- a. Roof mounted screens not integrated with the building architecture

Signage and Lighting

- 1. The identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the City in accordance with the existing Sign Ordinance, except as noted herein.

1. Introduction

1. The first part of the paper is devoted to a general introduction of the problem.
2. The second part is devoted to a detailed study of the problem.

2. Preliminary Results

1. In this section we shall prove the following theorem:
Theorem 1. Let f be a function defined on $[0, \infty)$ such that $f(0) = 0$ and $f'(x) \geq 0$ for all $x \geq 0$. Then $f(x) \geq 0$ for all $x \geq 0$.
2. The proof of this theorem is given in the next section.

1. The next section is devoted to the proof of the following theorem:
Theorem 2. Let f be a function defined on $[0, \infty)$ such that $f(0) = 0$ and $f'(x) \leq 0$ for all $x \geq 0$. Then $f(x) \leq 0$ for all $x \geq 0$.

3. Proof of Theorem 1

1. Let f be a function defined on $[0, \infty)$ such that $f(0) = 0$ and $f'(x) \geq 0$ for all $x \geq 0$. We shall prove that $f(x) \geq 0$ for all $x \geq 0$.
2. Let $x \geq 0$. Then $f(x) = f(0) + \int_0^x f'(t) dt \geq 0$ for all $x \geq 0$.

1. The next section is devoted to the proof of the following theorem:
Theorem 3. Let f be a function defined on $[0, \infty)$ such that $f(0) = 0$ and $f'(x) \leq 0$ for all $x \geq 0$. Then $f(x) \leq 0$ for all $x \geq 0$.

4. Conclusion

1. The above results show that if a function f is defined on $[0, \infty)$ and $f(0) = 0$, then $f(x) \geq 0$ for all $x \geq 0$ if and only if $f'(x) \geq 0$ for all $x \geq 0$.

-
2. Identification signs are restricted to advertising only the person or company located on the lot. Hours of operation and telephone numbers are prohibited. Moving or flashing lights are prohibited.
 - a. Internally lit lighting is preferred.
 - b. All ground signs shall not be located closer than six feet (6') to any property line.
 - c. All monument signs shall not exceed a height of six feet (6') measured vertically from the base at ground level to the apex of the sign.
 - d. The area of a directional sign may not exceed six (6) square feet. Maximum height shall be four feet (4').
 3. The design of permitted signs should be architecturally integrated with the building design.
 4. The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
 5. Light standards shall not exceed twenty (20') in height.
 6. All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.
 7. Lighting should be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites.

Architectural Review

It is the intent of this section that the project developer or builder establish the architectural theme and style of each neighborhood. Further, it is the intent of these guidelines that the developer shall have design freedom to respond to market demand for size, character, theme and other variables of the housing industry.

The developer may submit architectural guidelines for an entire project at any time prior to the submittal of subdivision maps within that neighborhood and while it still retains control of the land, as it deems appropriate. In lieu of submittal of architectural guidelines by a master developer, the builder submitting a building permit for individual parcels shall submit standards outlining the architectural style, treatments and materials consistent with the theme for that subdivision.

2. The first step in the process of identifying a research problem is to determine the general area of interest. This is done by reviewing the literature and identifying the gaps in knowledge.

3. The second step is to narrow down the general area of interest to a specific research problem. This is done by identifying the specific variables that will be studied and the relationship between them.

4. The third step is to develop a research hypothesis. This is a statement that predicts the outcome of the study based on the relationship between the variables.

5. The fourth step is to design the study. This involves determining the methods that will be used to collect and analyze the data.

6. The fifth step is to conduct the study. This involves collecting the data and analyzing it to see if the results support the hypothesis.

7. The sixth step is to write the research report. This is a document that describes the study and its findings in a clear and concise manner.

8. The seventh step is to present the research findings. This can be done at a conference or by publishing the research report in a journal.

9. The eighth step is to evaluate the research. This involves assessing the quality of the study and the validity of the findings.

10. The ninth step is to apply the research findings. This involves using the results of the study to inform practice or policy.

The research process is a continuous one. As new information is discovered, the research problem may be refined or new questions may arise. The research process is also a collaborative one. Researchers often work together to identify research problems and to conduct studies.

The research process is a systematic way of investigating a problem. It involves identifying a research problem, developing a hypothesis, designing a study, conducting the study, and writing a research report. The research process is a continuous one. As new information is discovered, the research problem may be refined or new questions may arise. The research process is also a collaborative one. Researchers often work together to identify research problems and to conduct studies.

The developer or builder submitting site plans or subdivision maps shall have the responsibility to identify the overall design theme for the project and show compliance with the guidelines established in the Specific Plan. The developer may also choose to establish an architectural review board and endow it with the authority and responsibility to ensure such compliance within the individual project.

3.2 ROADWAY LANDSCAPE GUIDELINES

The roadway landscape design guidelines detailed in this section establish a reference for the planting of public right-of-ways and common areas.

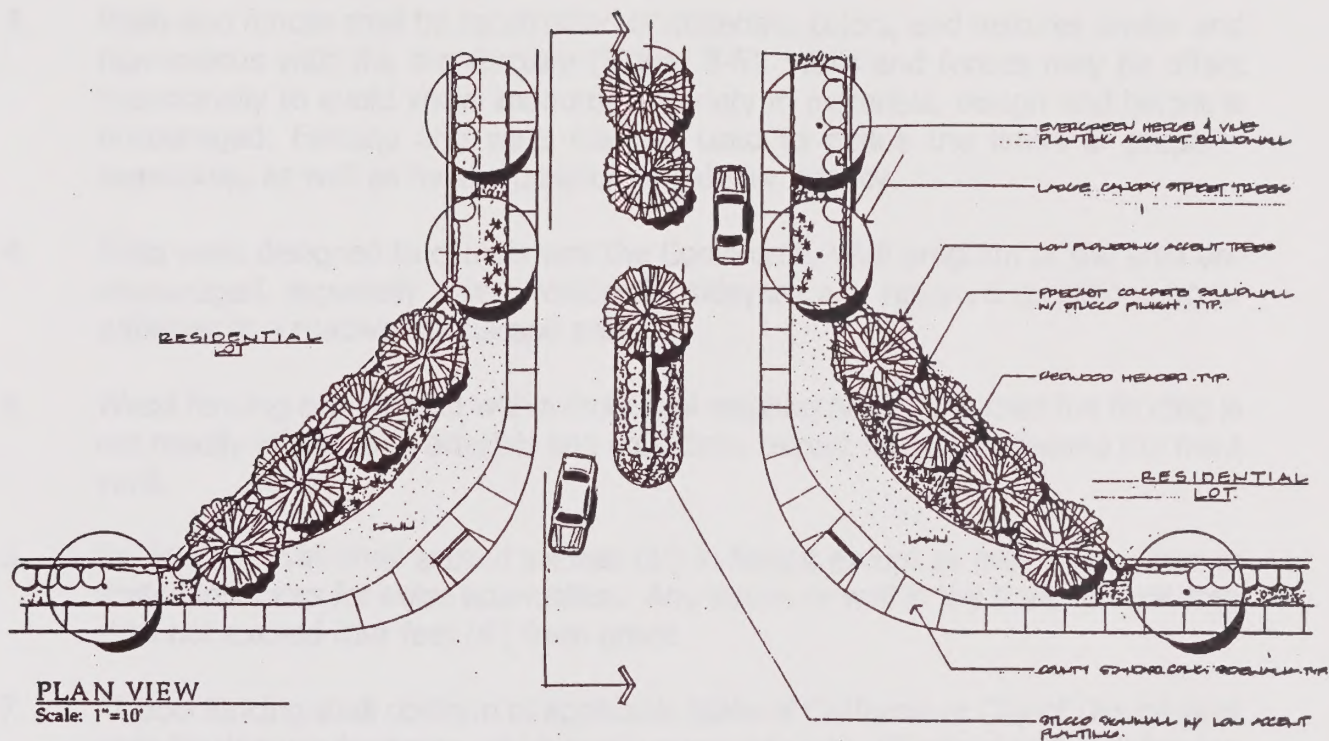
Crawford Avenue. The landscape development associated with the Specific Plan along Crawford Avenue has been designed to provide for a strong sense of community character and for a functional pedestrian corridor. Crawford Avenue is proposed as an arterial with an 96 foot right-of-way and a raised, landscaped median, and is planned to serve the pedestrian and bicycling activity of the mixed-use town center. In consideration of these facts, the design criteria calls for the following roadway landscape:

- a. Median island tree planting in a rural, grove-type spacing design with accent shrubs and ground cover
- b. Parkway 15 feet wide, paralleling and adjacent to the curb on both sides, with street trees and turf planting. Concrete sidewalk four (4') feet wide paralleling and adjacent to parkway on both sides. Total horizontal measurement of roadway and landscape is 96 feet.

3.3 NEIGHBORHOOD ENTRIES AND PERIMETER WALL TREATMENT

A distinctive community character is defined through the use of entry points into neighborhoods. Monumentation at major intersections and overall wall treatment creates definition and provides a sense of belonging and direction.

1. Neighborhood entry monumentation (see Figure 3-4) occurs at one or two corners of the entry point to residential neighborhoods. These entries provide a reference point for both the resident as well as the visitor, and the design allows for flexibility and interpretation based on the individual developer's needs. The criteria include:
 - a. Landscape / Hardscape from edge of sidewalk to back of property line
 - b. Freestanding project monument sign
 - c. Grove of small, accent narrowing trees offset to side
 - d. Accent Shrub and ground cover from sidewalk to neighborhood wall
 - e. Turf area with boulders and landscape mounds extending out from landscaped area and parallel to sidewalk



VILLAGE ENTRY MONUMENT

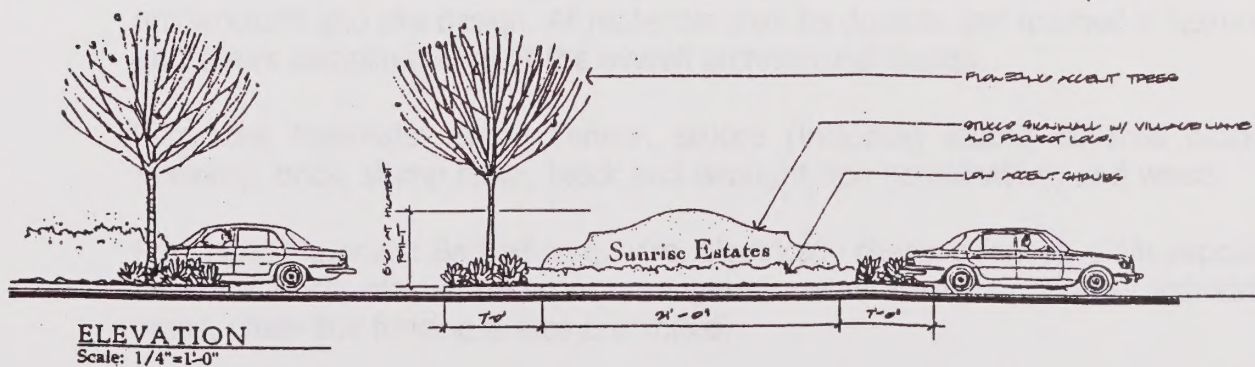


Figure 3-4: Neighborhood Entries



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2. All walls adjoining roadway landscaping shall be located entirely within the landscaping parcel (outside of street right-of-way), allowing for common maintenance by a landscaping and lighting district. Such walls shall be termed "community walls" and exclude: residential rear yard and side yards not adjoining a public street or common area and single family front yard enclosure fencing.
 3. Walls and fences shall be constructed of materials, colors, and textures similar and harmonious with the architecture (Figure 3-5). Walls and fences may be offset occasionally to avoid visual monotony. Variety in materials, design and height is encouraged. Fencing and walls may be used to define the limits of property ownership, as well as for the creation of exterior privacy.
 4. Solid walls designed to compliment the Community Wall program of the area are encouraged, especially where residential sideyard and rearyard conditions occur adjacent to a roadway landscape area.
 5. Wood fencing is permitted within individual neighborhoods provided the fencing is not readily visible from arterials and collectors, except as located behind the front yard.
 6. No fence or wall shall exceed six feet (6') in height except as may be required in limited instances for noise attenuation. Any fences or wall in the front setback area shall not exceed four feet (4') from grade.
 7. All pool fencing shall conform to applicable State of California or City of Dinuba pool code fencing requirements, whichever is more stringent. All school and park fencing shall conform to the State of California code requirements, where applicable.
 8. All fences and walls shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.

Permitted Materials: Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, block and wrought iron combination, and wood.

Prohibited Materials: Barbed wire, wire, electrically charged fences, plain exposed concrete block, plastic materials, corrugated metal. With exception of industrial areas, chain link fencing is also prohibited.

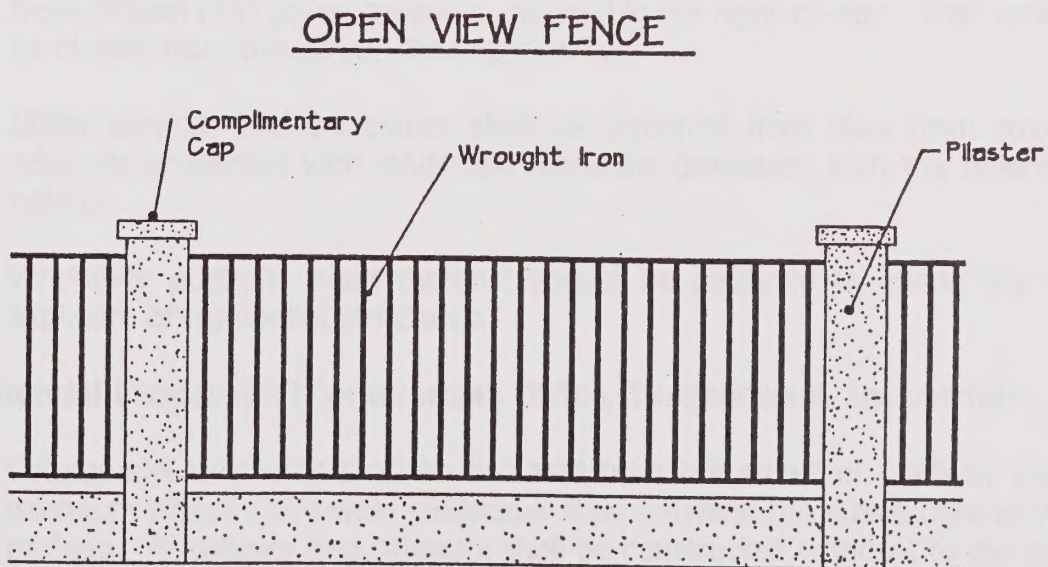
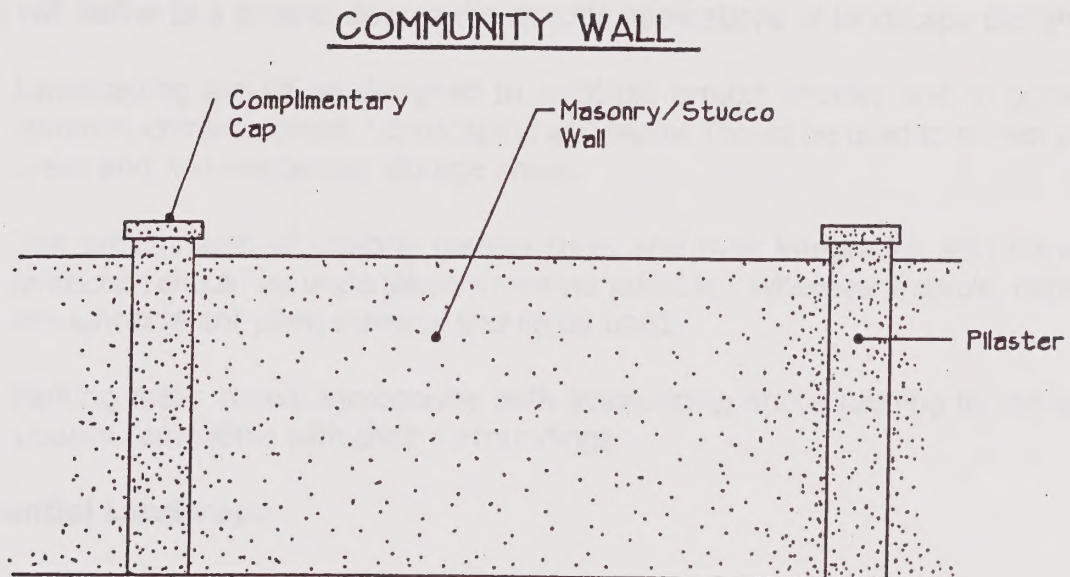
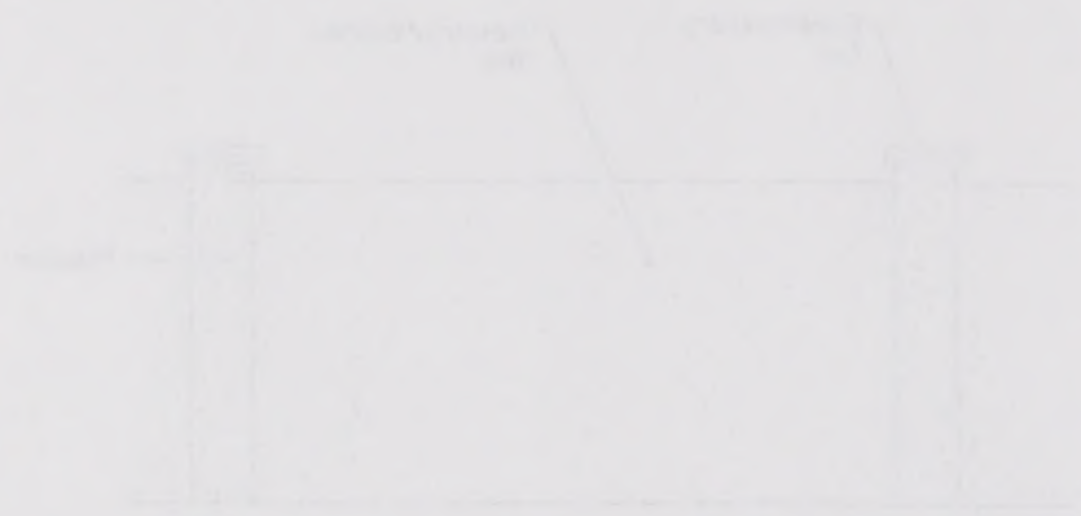


Figure 3-5: Community Wall Treatment

COMPLETION



CONSTRUCTION



Figure 3-2: Cross-section of the wall

3.4 LANDSCAPING REQUIREMENTS

The following provides a general outline of the guidelines to be used in creating a cohesive, complimentary landscape design. Individual developer proposals and market trends will define to a greater degree the specific applications of landscape design.

1. Landscaping should be designed to establish project identity and to accentuate common entrance areas. Landscaping and berms should be used to screen parking areas and non-residential storage areas.
2. The preservation of existing mature trees and their integration into introduced landscape should be undertaken whenever possible. Wherever feasible, native and drought-tolerant plant material should be used.
3. Parking areas should incorporate both landscaping and screening to make them visually compatible with their surroundings.

Residential Landscape

1. Residential development shall include front yard landscaping.
2. Each residential lot shall receive a minimum of one street tree, fifteen (15) gallon planter, planted in the right-of-way. Corner lots shall receive a minimum of two trees, fifteen (15) gallon container, planted in the right-of-way. Tree variety shall be chosen from the *Street Tree Master Plan*.
3. Utility services and enclosures shall be screened from view from streets and adjacent properties with landscape materials consistent with the neighborhood palette.
4. Whenever possible, plant material should be designed to shade the western exposure of residential structures.

Commercial Landscape (Commercial, Office, Institutional, Industrial)

1. Commercial land uses shall be buffered from the street or roadway view by a minimum fifteen (15') wide landscape zone between the street right-of-way and parking. A parkway and sidewalk shall be constructed adjacent to the curb; the sidewalk may be offset by the parkway or may be immediately adjacent to the curb. The landscape buffer shall consist of a turf with ground cover and accent trees.

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2. Informal groupings of street trees spaced at an average of forty feet (40') on center are required along commercial frontages.
 3. Evergreen background and/or deciduous, accent grove trees should be integrated around the commercial site.
 - a. Visual windows into the commercial project should be created by massing grove trees.
 - b. Sideyard and rear service yard use areas shall be screened with a combination six foot (6') wall and landscape buffer .
 - c. All areas of the site not occupied by buildings or otherwise shall be landscaped with ground cover or plant materials
 - d. Parking area landscaping is required for the screening of large parking areas through the use of trees which shall shade a minimum of 50% of the parking area within 10 years of original planting.

1. The first step in the process of creating a business plan is to conduct a market analysis. This involves researching the industry, identifying potential customers, and understanding the competitive landscape.
2. Once the market analysis is complete, the next step is to develop a business model. This involves determining how the business will generate revenue and what its primary costs will be.
3. The third step is to create a financial plan. This involves projecting the business's income and expenses over a period of time, typically three to five years.
4. The fourth step is to write a management plan. This involves identifying the key personnel who will be responsible for running the business and outlining their roles and responsibilities.
5. The final step is to create a marketing plan. This involves developing strategies for promoting the business and attracting customers.

Chapter 4: CRAWFORD/NEBRASKA PLANNING AREA

The Specific Plan has added special emphasis to the northeast quadrant of the Crawford/Nebraska intersection by providing more detailed planning for a 220 acre planning area, including a 10 acre site for construction of a new Alta District Hospital facility. A more detailed conceptual plan has been prepared and is shown on Figure 4-1. The planning area is described in general terms, followed by a descriptive summary with land use and development standards.

4.1 CRAWFORD/NEBRASKA PLANNING AREA: MIXED-USE COMMERCIAL, RESIDENTIAL, INSTITUTIONAL

The land use plan revolves around a 10-acre shopping center depicted on the General Plan at the northeast corner of Crawford and Nebraska and the future location of the Alta District Hospital. The hospital is located just north of the planned commercial center with associated uses located just to the east. Crawford is depicted as a 96-foot arterial while Road 92, and a collector at the ½ mile interval north of Nebraska, are shown as 84-foot streets. A minor collector at 72' would serve the interior of the residential area.

Road 96 is also shown as a 72-foot collector on the eastern boundary of the project area. This roadway is intended to be a boulevard with enhanced landscaping from the tier of lots which front on the street. The design of the lots and homes, in combination with the landscaped boulevard, will take maximum advantage of the views of the foothills and mountains to the east.

The hospital will provide incentive for the co-location of associated uses and the plan shows professional offices and medium high density residential uses adjacent to the hospital. The intent for a portion of the areas designated medium high density and high density is for senior housing and senior assisted housing as possible supportive development to the hospital and offices. This range of uses would create a mixed-use village of commercial, medical, and living alternatives. This land use scenario brings the hospital closer to the future activity center for the northeast area and would reduce infrastructure extension costs should the hospital be first-in. The location of the hospital and associated uses combined with increased residential densities increases the market feasibility of the planned commercial center.

The plan contains 11.1 acres of park and park/ponding basin and a 10-acre elementary school site. This open space is centrally located and would become the central feature of the neighborhood.

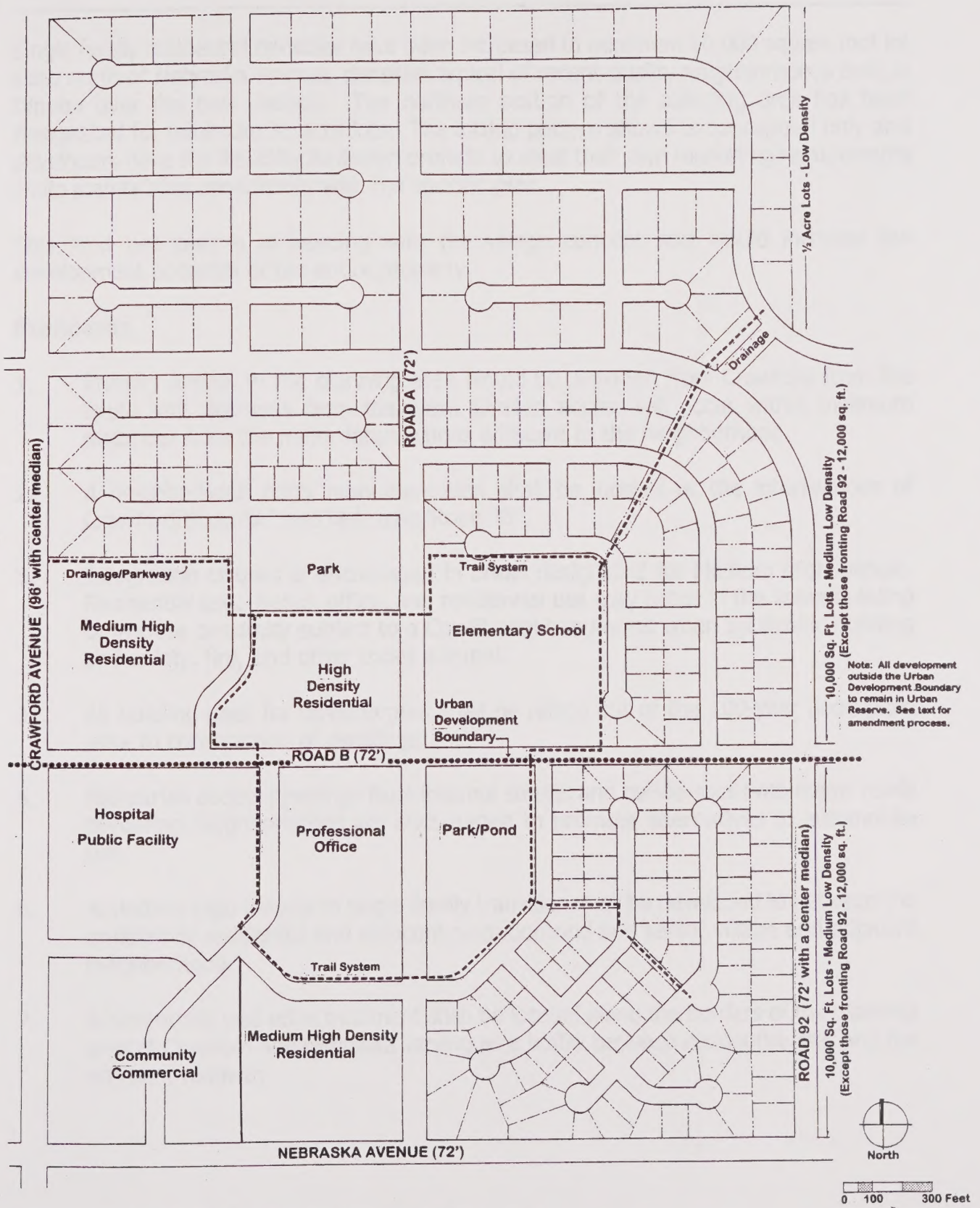


Figure 4-1: Crawford/Nebraska Planning Area



Figure 4-1: Portland, Oregon, Planning Area

Single family residential densities have been increased to minimum 10,000 square foot lot sizes north of Nebraska Avenue, densities typical of recent quality neighborhoods built in Dinuba over the past decade. The northern portion of the planning area has been designated for minimum ½ acre lots. The lotting pattern shown is conceptual only and developers have the flexibility to design projects to meet their own marketing requirements while maintaining consistency with the specific plan.

This land use plan is in keeping with the village concept and would increase the development potential of the entire property.

Standards

1. Primary access to the planning area would be provided from Crawford from the south and Nebraska from the west. Limited access will occur within minimum distances from the major intersections adjacent to the neighborhood.
2. A neighborhood entry monumentation shall be located at the intersections of Crawford/Road "A" and Nebraska/Road "B".
3. Integration of uses is encouraged in areas designated for Medium High Density Residential use. Retail, office, and residential use may occur in the same building or in close proximity subject to a Conditional Use Permit when applicable building and safety, fire, and other codes are met.
4. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.
5. Pedestrian access openings from internal streets and cul-de-sacs onto major roads bordering neighborhoods are encouraged to promote alternatives to automobile use.
6. A medium high density to single family transition shall be developed to between the multifamily residential and adjacent neighborhood and senior village and adjacent neighborhood.
7. A community wall edge treatment shall be located along the borders of the planning area at Crawford and Nebraska serving as a buffer between residential uses and the adjacent roadway.

CHAPTER 5: IMPLEMENTATION

This section is intended to satisfy the requirements of Section 65451 of the California Government Code regarding a plan for implementation. Implementation measures include regulations, programs, public works projects and financing measures necessary to carry out the plan. In addition, the specific plan should include a statement on its relationship to the general plan.

5.1 CEQA COMPLIANCE

The Northeast Dinuba Specific Plan is a "project" that requires environmental review pursuant to the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration has been prepared for the specific plan. In the absence of substantial change as determined by future environmental assessments, the environmental document for this specific plan will serve as a "master" document for future development.

5.2 RELATIONSHIP TO THE GENERAL PLAN

The proposed plan designation will be "Northeast Dinuba Specific Plan." When the Dinuba General plan is not specifically superseded by this specific plan, provisions of the General Plan shall apply.

The Road "B" alignment coincides with the existing Urban Development Boundary as adopted by Tulare County. Annexation and development of all property south of Road "B" should proceed as the first phase of development before an Urban Development Boundary expansion is proposed. At the time of any such boundary expansion proposal, additional public facility and environmental analysis will be undertaken to ensure that adequate services are available and that potential environmental impacts of the expansion are addressed and mitigated to the extent feasible.

5.3 ZONING

Zoning for the Specific Plan area shall be in conformance with the zoning compatibility matrix shown in the land use element of the General Plan.

5.4 AMENDMENTS TO THE SPECIFIC PLAN

Amendments to the specific plan shall be processed in accordance with City of Dinuba standard procedures. Minor changes in the project that do not increase or decrease infrastructure capacity beyond the specified density range are only subject to administrative review and approval by the Director of the Community Development Department.

The second is intended to provide the opportunity for the community to provide feedback on the project. The community is invited to provide feedback on the project through a variety of means, including public meetings, surveys, and other means. The community is invited to provide feedback on the project through a variety of means, including public meetings, surveys, and other means. The community is invited to provide feedback on the project through a variety of means, including public meetings, surveys, and other means.

10.1 COMMUNITY ENGAGEMENT

The purpose of this chapter is to provide information on the community engagement process. The community engagement process is a series of steps that are designed to ensure that the community is involved in the decision-making process. The community engagement process is a series of steps that are designed to ensure that the community is involved in the decision-making process. The community engagement process is a series of steps that are designed to ensure that the community is involved in the decision-making process.

10.2 RELATIONSHIP TO THE SCHOOL PLAN

The purpose of this chapter is to provide information on the relationship between the school plan and the community engagement process. The relationship between the school plan and the community engagement process is a series of steps that are designed to ensure that the community is involved in the decision-making process. The relationship between the school plan and the community engagement process is a series of steps that are designed to ensure that the community is involved in the decision-making process.

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10.4 COMMITMENTS TO THE SCHOOL PLAN

The purpose of this chapter is to provide information on the relationship between the school plan and the community engagement process. The relationship between the school plan and the community engagement process is a series of steps that are designed to ensure that the community is involved in the decision-making process. The relationship between the school plan and the community engagement process is a series of steps that are designed to ensure that the community is involved in the decision-making process. The relationship between the school plan and the community engagement process is a series of steps that are designed to ensure that the community is involved in the decision-making process.

The following types of changes will require an amendment to the specific plan:

1. Major changes in land use or major changes in road alignment.
2. Changes in land use types.
3. Changes in the infrastructure (roads, water and sewer systems) which have the effect of increasing or decreasing capacity beyond levels necessary to serve the project.

5.5 Financing Mechanisms

Financing mechanisms for the project include developer improvements, development fees, and special district assessments or their equivalent.

Developer Improvements - The developer shall bear responsibility for development of project-related on-site and off-site improvements as described in the Specific Plan.

Development Fees - Developer fees shall be collected as adopted by the Dinuba City Council and required by law.

Special District or Equivalent - a benefit/assessment district or an equivalent entity may be formed to assist in the construction and maintenance of infrastructure improvements.

This entity may be responsible for constructing and maintaining:

- Interior road system
- Water supply and water system
- Sewage collection system
- Street Lighting
- Landscaping and public open space



The first step in the design of a system is the selection of the system's purpose.

The second step is the selection of the system's components.

The third step is the selection of the system's architecture.

The fourth step is the selection of the system's implementation.

The fifth step is the selection of the system's evaluation.

The sixth step is the selection of the system's maintenance.

The seventh step is the selection of the system's documentation.

The eighth step is the selection of the system's testing.

The ninth step is the selection of the system's deployment.

The tenth step is the selection of the system's operation.

The eleventh step is the selection of the system's termination.

The twelfth step is the selection of the system's recovery.

The thirteenth step is the selection of the system's backup.

The fourteenth step is the selection of the system's restoration.

The fifteenth step is the selection of the system's archiving.

The sixteenth step is the selection of the system's migration.

The seventeenth step is the selection of the system's upgrade.

The eighteenth step is the selection of the system's patching.

The nineteenth step is the selection of the system's configuration.

The twentieth step is the selection of the system's monitoring.

The twenty-first step is the selection of the system's logging.

The twenty-second step is the selection of the system's reporting.